

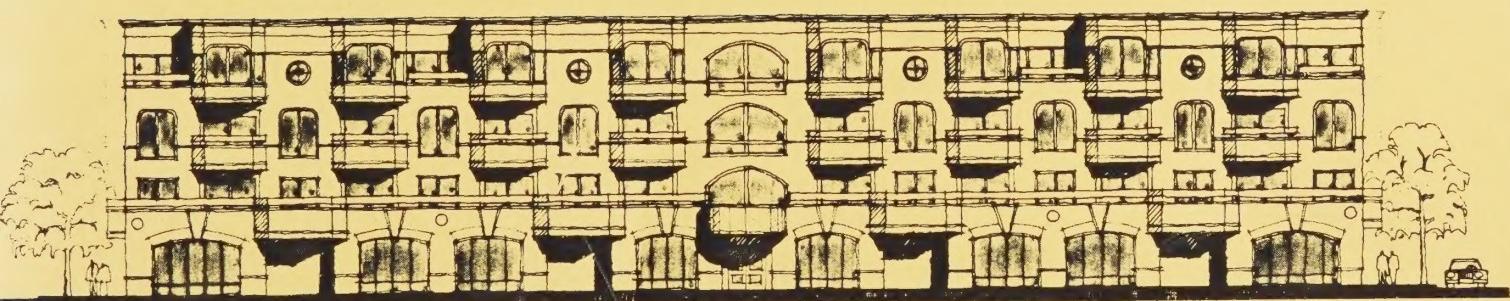
88 00403

OCAF0094 - 5/5/8

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

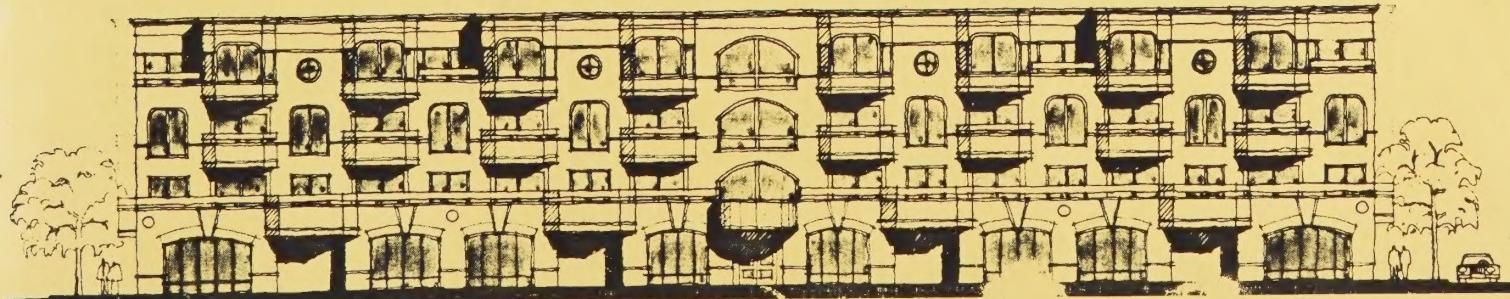
MAY 1 1987

UNIVERSITY OF CALIFORNIA



Site Survey and Feasibility Analysis Report for City-Wide Housing Development Program

prepared by • Housing Development Services • Office of Community Development
City of Oakland • September, 1986





Digitized by the Internet Archive
in 2024

<https://archive.org/details/C124892417>

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
Assumptions Used for New Construction Sites	3
CENTRAL EAST OAKLAND	4
Exhibit A - Site Description	5
Exhibit B - Construction Cost Estimates	6
Exhibit C - Map & Architectural Schematics	
CHINATOWN & CENTRAL	12
Exhibit A - Site Description	14
Exhibit B - Construction Cost Estimates	17
Exhibit C - Map & Architectural Schematics	
ELMHURST	35
Exhibit A - Site Description	36
Exhibit B - Construction Cost Estimates	37
Exhibit C - Map & Architectural Schematics	
FRUITVALE	45
Exhibit A - Site Description	46
Exhibit B - Construction Cost Estimates	47
Exhibit C - Map & Architectural Schematics	
NORTH OAKLAND	51
Exhibit A - Site Description	52
Exhibit B - Construction Cost Estimates	53
Exhibit C - Map & Architectural Schematics	
SAN ANTONIO	61
Exhibit A - Site Description	62
Exhibit B - Construction Cost Estimates	63
Exhibit C - Map & Architectural Schematics	
WEST OAKLAND	69
Exhibit A - Site Description	70
Exhibit B - Construction Cost Estimates	71
Exhibit C - Map & Architectural Schematics	
ACKNOWLEDGMENTS	79

INTRODUCTION

This Site Survey and Feasibility Analysis Report package has been compiled to offer developers an informational resource with which to respond to the City of Oakland's housing crisis. Market supply and economic factors have made it increasingly difficult for citizens to find affordable rental housing in the city. Over the past ten years, rising rents and declining vacancy rates have resulted in a severe shortage of affordable housing units. Apartment rents have more than tripled during this period. The vacancy rate is under two percent. These are but a few of the facts substantiating the need for housing development in Oakland. In an attempt to encourage those interested in affordable housing development, the City of Oakland has worked closely with expert housing consultants to assemble this resource.

This Report is the product of research and financial analysis conducted over a six month period. Presenting cost estimates and descriptive information, the report points out housing development opportunities located throughout the City of Oakland. Vacant sites potentially suitable for multi-family housing development have been identified within each of the City's seven Community Development Districts: Central East Oakland, Chinatown & Central, Elmhurst, Fruitvale, North Oakland, San Antonio, and West Oakland.

Over 130 vacant sites were surveyed and 48 locations were selected which met established development criteria. Sites were selected which had multi-family and/or commercial zone designations and a minimum area of 15,000 square feet. A major decision factor was site proximity to major arterials for suitable access to transportation. Architectural schematics and wood-frame construction cost estimates and assumptions for each site were developed. Detailed descriptive information was collected and a financial analysis conducted on each of the selected sites.

This Report is intended as a guide and development tool for developers interested in affordable housing construction. The Report package identifies potential housing sites within each District; illustrates the layout, number, and mix of units that each of the selected sites can accommodate; provides charts describing each site; estimates the cost of development; and estimates the amount of public funding that will be necessary to make the proposed housing financially feasible to build.

The sites are described on the "Exhibit A" charts for each district. The "Exhibit B" charts show the cost for developing each site and the amount of mortgage the rents could support, based on the "Assumptions Used for New Construction Sites" (see page 3). The "shortfall" indicated on each "Exhibit B" chart represents the anticipated amount of public funding necessary to make the development of affordable housing on each site feasible.

"Exhibit C" contains maps of the site locations within each District, followed by individual schematic drawings of the housing proposed for each site.

The reader should note that financial assumptions are generally based on rent levels affordable to low and moderate income households with incomes at or below eighty percent (80%) of area median income (approximately \$26,700 per annum for a family of four). The one exception to this is the City Center Project. Rental income for this project was calculated assuming that 20% of the units would have rents affordable to families at 80% of median income. Income from the remaining units was calculated using market-rate rents. It should also be noted that financial analyses quickly become dated as market conditions change. The data presented in this Report are intended as examples of mortgage amounts and development costs based on potential unit mixes, affordability levels and interest rates. It is expected that developers will perform their own updated and detailed financial analyses for specific project proposals.

There is a disparity between the relatively high cost of housing development in the city and the relatively low rents which are affordable to Oakland's low to moderate income population. To close this gap, some sort of public assistance, such as low-interest loans, is normally required. Some housing developers in Oakland have been successful in using innovative development techniques to enable them to accomplish affordable housing objectives. Past experience indicates that housing projects in Oakland require funding commitments from the City and other public agencies, in addition to private sources, to make them affordable to low and moderate income households.

Research: **Community Economics, Inc.,
Housing Consultants**

Architectural Services: Kurtzman and Kodama, Architects

MD03:SURINTRO
RED 60.0000

ASSUMPTIONS USED FOR NEW CONSTRUCTION SITES

1. All design schemes utilize low-rise wood-frame construction with parking structures and commercial space where appropriate. On-grade open space is provided to meet City regulations in most circumstances. Where there is insufficient open space on-grade, balconies or roof decks have been provided and the cost of these has been taken into account.

2. For most schemes, on-grade open parking is provided to meet all City requirements.

3. Cost estimates for the construction of the projects were as follows:

Wood Frame two & three bedroom units:	55.00/square foot
Wood Frame Garages:	15.00/square foot
Concrete Garages:	25.00/square foot
Balconies:	27.50/square foot
Sprinkler System:	2.00/square foot

4. Construction and mortgage financing are assumed to be provided through conventional financing. The interest rate has been assumed to be 10.25 percent. In addition, the developer is assumed to have to pay 2.5 points. Debt service coverage was assumed to be 1.10:1.0.

5. Operating costs for non-elderly housing are assumed to be \$2,400 per unit per year.

6. Ownership of the completed developments will be in a form which can and will take advantage of the income tax benefits associated with rental housing. The tax benefits have been estimated to be 14 percent of the total development cost (excluding land) for each option.

7. At least fifty percent of the units are intended to be occupied by lower income households on a site by site basis. Lower income households are also expected to occupy at least fifty percent of each unit type on a site by site basis. However, in the District neighborhoods "market" rate rents are equivalent to rents of 80% of median income. Rents were projected as follows:

two bedroom	512
three bedroom	695

8. Professional fees and other expenses were calculated based on recent experience in the Oakland area.

DM05:N-CONSI
RED 60.000

POTENTIAL SITES FOR MULTI-FAMILY
HOUSING DEVELOPMENT

Central East Oakland District

SITE	ADDRESS	ASSESSORS NUMBER	OWNERSHIP	SITE DESCRIPTION	VICINITY ATTRIBUTES	POTENTIAL CONSTRAINTS/OPPORTUNITIES
A	6620 Foothill Blvd.	39-3279-13-2	Joseph and Maude LeBlanc 4073 Oak Hill Road Oakland, CA. 94605	Size: 116 x 150 17,400 Square Ft. Abandoned dairy store Flat topography	N: Gas Station S: Vacant Commercial-Apt. Bates Hall, Opposite marginal & abandoned commercial	MR Market 1 block Foothill Bus Demo traffic Commercial Block
B	6750 Foothill Blvd.	39-3281-24-5	Antone Salel P.O. Box 5099 Eastmont Station Oakland, CA. 94605	Size: 140 x 250, 35,000 Sq. Ft. Abandoned open commercial structure Flat topography	Between professional office & muffler garage opposite Foothill Hardware	MR Mkt. 3 blocks, Foothill Bus Demo; Commercial block Eastmont Plaza 1 block
C	6890 Foothill Blvd.	39-3298-13	Eastmont Mall Associates #1 Eastmont Mall Oakland, CA. 94605	Size: 100 x 148 corner 14,000 Sq. Ft. Paved parking with lights Slight slope topography	Adjacent apartments Opposite Eastmont Plaza	MR Market 4 blocks Opposite Eastmont Plaza Foothill & 73rd Ave. buses Reserved for Eastmont Plaza overflow parking
D	6900 Foothill Blvd.	39-3291-17	Eastmont Mall Associates #1 Eastmont Mall Oakland, CA. 94605	Size: 140 x 290 corner 37,000 Sq. Ft. Paved Parking with lights Slight slope topography	Adjacent Private school Opposite Eastmont Mall	Foothill & 73rd Ave. buses Plaza overflow parking
E	4545 Bancroft Ave.	35-2358-38 35-2358-49 35-2358-50	One Ownership Oakland, Ca.	Size: 100 x 110 / 50x250 23,000 Square Ft. Grass Flat topography	2 Story Apts. Single Family Homes	Lucky Supermarket Bancroft at High / 1-2 Blocks to Bancroft, Foothill, E. 14th, High buses. /Perfect site

CENTRAL EAST OAKLAND DISTRICT
NEW HOUSING CONSTRUCTION

4/14/1986

SITE	UNIT MIX	ESTIMATED LAND COST	DEVELOP. COSTS	MORTGAGE	SYNDICA. VALUE	SHORT-FALL /UNIT	SHORT-FALL /UNIT	DEVEL. COST /UNIT
A	4-2BR 6-3BR	\$8.50/SQ.FT	685,647	396,374	69,393	219,881	21,988	68,565
B	16-2BR 8-3BR	\$8.50/SQ.FT	1,204,559	838,420	144,547	477,071	18,303	59,045
C	14-2BR	\$8.50/SQ.FT	795,240	406,772	79,434	309,035	22,074	56,803
D	36-2BR 12-3BR	\$8.50/SQ.FT	2,634,523	1,606,292	274,377	753,854	15,705	54,886
E	12-2BR 6-3BR	\$8.50/SQ.FT	1,115,821	628,815	110,350	376,656	20,925	61,990
TOTAL	114		6,435,790	3,876,673	678,101	2,136,497		



EXHIBIT 3

SITE LOCATIONS

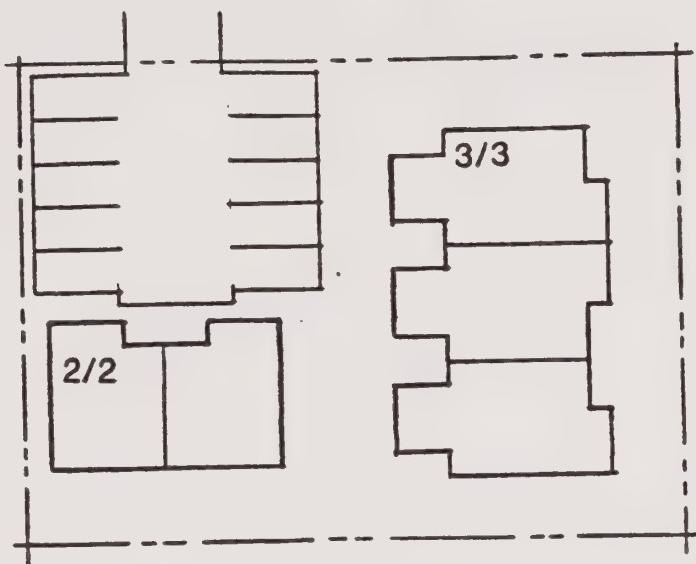
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND

CENTRAL EAST OAKLAND
DISTRICT HOUSING STUDY





SCHEME 2

SITE: 0.29 acre
 HEIGHT: 2-Story
 UNITS: 4 2-Bedroom Flats (700 sq. ft.)
 6 3-Bedroom Flats (930 sq. ft.)
 PARKING: 10 Open Spaces
 DENSITY: 34.5 units/acre

ESTIMATED COST: \$460,900

SCHEME 2

*Kurtzman
Kodama*

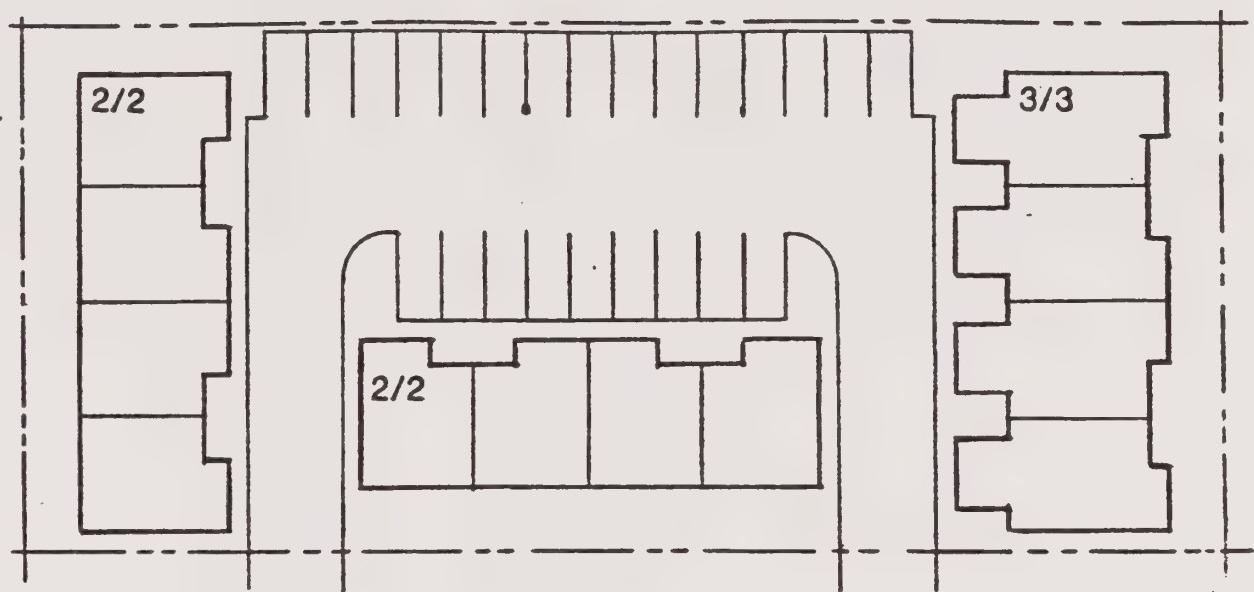
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL EAST OAKLAND
DISTRICT HOUSING STUDY

A



SCHEME 2

SITE: 0.69 acre
 HEIGHT: 2-Story
 UNITS: 16 2-Bedroom Flats (700 sq. ft.)
 8 3-Bedroom Flats (930 sq. ft.)
 PARKING: 24 Open Spaces
 DENSITY: 34.8 units/acre

ESTIMATED COST: \$1,025,200

SCHEME 2

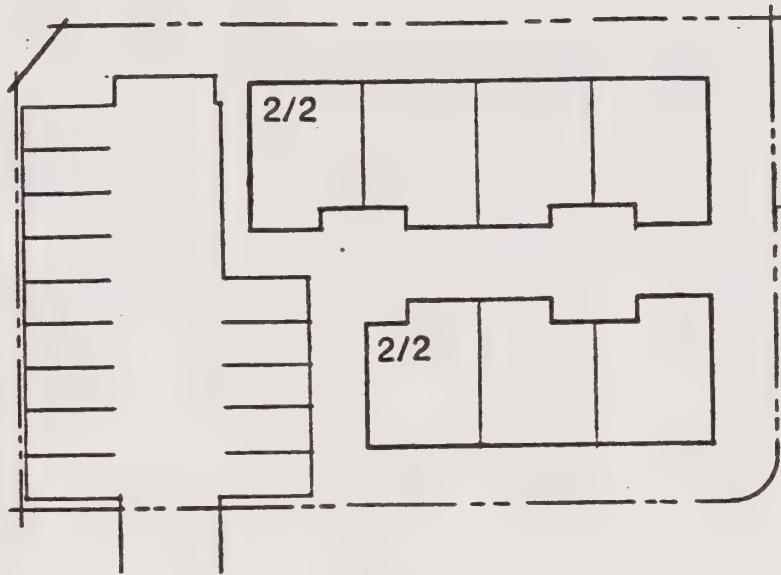
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL EAST OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.36 acre
 HEIGHT: 2-Story
 UNITS: 14 2-Bedroom Flats (700 sq. ft.)
 PARKING: 14 Open Spaces
 DENSITY: 38.9 units/acre

ESTIMATED COST: \$539,000

SCHEME 2

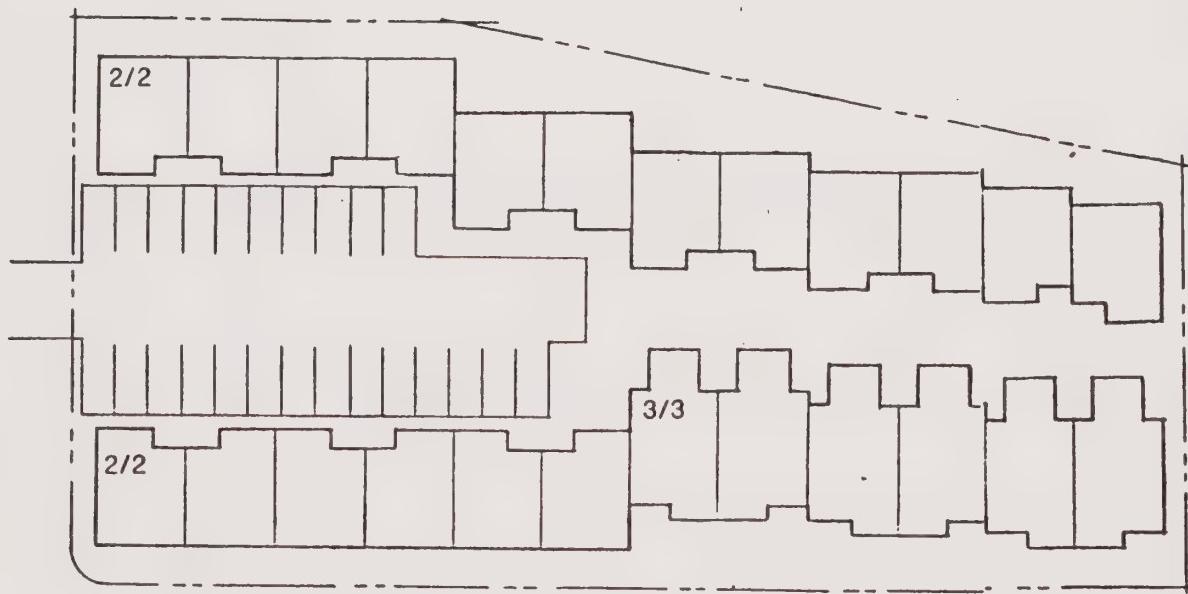
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL EAST OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.94 acre
 HEIGHT: 2-Story
 UNITS: 36 2-Bedroom Flats (700 sq. ft.)
 12 3-Bedroom Flats (930 sq. ft.)
 PARKING: 48 Open Spaces
 DENSITY: 51.1 units/acre

ESTIMATED COST: \$1,999,800

SCHEME 2

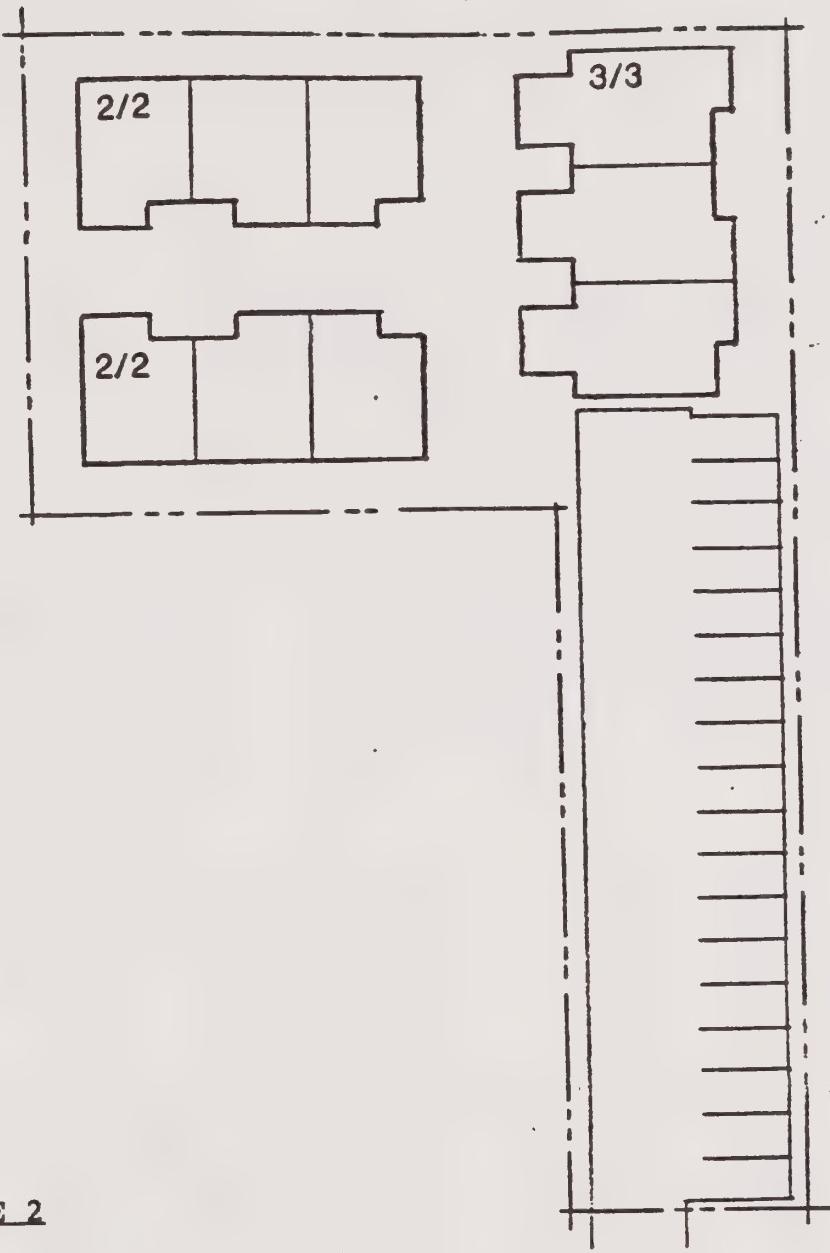
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5920

CITY OF OAKLAND



CENTRAL EAST OAKLAND DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.53 acre
HEIGHT: 2-Story
UNITS: 12 2-Bedroom Flats (700 sq. ft.)
 6 3-Bedroom Flats (930 sq. ft.)
PARKING: 18 Open Spaces
DENSITY: 34 units/acre

ESTIMATED COST: \$768,900

SCHEME 2

Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL EAST OAKLAND
DISTRICT HOUSING STUDY

POTENTIAL SITES FOR MULTI-FAMILY
HOUSING DEVELOPMENT

Chinatown & Central District

SITE	ADDRESS	ASSESSORS NUMBER	OWNERSHIP	SITE DESCRIPTION	VICINITY ATTRIBUTES	POTENTIAL CONSTRAINTS/OPPORTUNITIES
A	24th and 25th Street between Northgate and Telegraph	B-675-5 B-675-6 B-675-7-2 B-675-47	Alfred J. and Alva Antonini 4207 Picea Ct. Hayward, CA 94542 Bing and Edna Luis 6211 Mathieu Ave. Oakland, CA 94618	Size: 25,264 Square Ft. Vacant site	Adjacent high rise elderly housing	No observable problems
B	24th Street between Northgate and Telegraph	B-664-3 B-664-4 B-664-44 B-664-43-3 B-664-43-2	C.R. Montgomery 4526 Paepas St. Oakland, CA 94619 Robert J. and Vons Pelletier 3317 Kepton Ave. #301 Oakland, CA 94611	Size: 17,860 Square Ft. 2-story residence and commercial building currently on site	3-story residential Elderly high rise Some commercial Flat topography	No observable problems
C	23rd Street between Northgate and Telegraph (northside)	B-664-8 B-664-9 B-664-10-2	William L Knecht 524 23rd St. Oakland, CA 94612 Printing Spec. and Paper Pro. 2267 Telegraph Ave. Oakland, CA 94612 Mayme V. and Pedemont Mills 1552 Lincoln Ave. Alameda, CA 94501	Size: 24,394 Square Ft. 3-story residential on site Flat topography	BART line goes underground; 2 and 3-story res.; parking Flat topography	None listed
D	23rd Street between Northgate and Telegraph (southside)	B-660-43-1 B-660-52-3	Phyllis R. Miller 1740 Jones St. San Francisco, CA 94109 Bay Area Rapid Transit	Size: 13,939 Square Ft. Parking and Billboard on site Slight slope Size: 44,431 Square Ft. Parking lot Flat topography	Warehouse; commercial and industrial uses Jenny Lind Hall residential	Billboard Should be used with adjoining properties
F	16th and Martin Luther King Jr Way	3-71-9 3-71-10 3-71-2 3-71-3	Carl D. and Barbara Arnold 140 New Place Rd. Hillsborough, CA 94010 Francis W. and Margaret Arthur P.O. Box 4712 Walnut Creek, CA 94596	Size: 20,908 Square Ft. Parking Flat topography	N: 3-story res. S: Clairage Hotel W: Church NW: Fire Station SW: 1-story industrial	Small "L" shape Hotel dominates area
G	17th and Jefferson	3-63-2 3-63-B-3 3-63-8-1 3-63-7-1 3-63-6-1 3-63-6-2	Charles R. and Heller Strong 2426 Dowling Pl. Berkeley, CA 94705 Paul and Brorsen Willi Koze 500 Virginia Ave. San Mateo, CA 94402 City of Oakland Bantam Properties 149 2nd St. San Francisco, CA 94105	Size: 20,909 Square Ft. Parking Gas Station Flat topography	Across from PG&E Across from vacant lot and 5-story bldg.	Underground tanks small site

SITE	ADDRESS	ASSESSORS NUMBER	OWNERSHIP	SITE DESCRIPTION	VICINITY ATTRIBUTES	POTENTIAL CONSTRAINTS/OPPORTUNITIES
H	17th and 16th Street between Martin Luther King Jr. Way and Jefferson Streets	3-61-37 3-61-38 3-61-32 3-61-31 3-61-27 3-61-28 3-61-29 3-61-30	Fabius R. Jones 770 Santa Ray Ave. Oakland, CA 94610 Rudolph D. Barker 637 17th St. Oakland, CA 94612 Peter L. Carter 610 16th St. Oakland, CA 94612	Size: 18,295 Square Ft. Parking Flat topography	N: 4-story bldg. W: 2-story res. SE: 5-story office	Infill site
I	14th and Martin Luther King Jr. Way	3-71-24 3-71-26	City of Oakland Carl D. Arnold Jr. 140 New Place Rd. Hillsborough, CA 94010	Size: 11,761 Square Ft. Parking Flat topography	2 and 3-story res. 7-story hotel 1-story industrial	Small "L" shape lot recommended for major block effort only
J	18th to 19th Street and Jefferson	3-61-3-3 3-61-3-4 3-61-10-3 3-61-11	City of Oakland Sam Neft 15 Berneves Ct. Oakland, CA 94619	Size: 20,270 Square Ft. Paved and fenced Odd tear-drop parcel	Well kept 2 story Victorians across street Adjacent to warehouse	Two blocks from downtown One block from San Pablo bars and porno shops
K	10th and Jefferson	2-25-8 2-25-9	Douglas N Salter 1333 Broadway #925 Oakland, CA 94612 Cedric and Loretta and Ka Siu 6301 Fairlane Dr. Oakland, CA 94611	Size: 20,037 Square Ft. Parking Flat topography	N: Park W: 1 and 2-story residential S: commercial NE: Mixed use res. and com.	on the fringe of residential area
L	10th to 9th and Jefferson to Clay	2-35-17	Ninth St. Realty Co. 10th and Washington Sts. Oakland, CA 94607	Size: 60,113 Square Ft. Parking Flat topography	S and E: commercial N: Mixed use res. and com. W: parking NE: convention center	Area conducive to private office/commercial dev.
M	8th to 9th between Washington and Clay	1-203-3 1-203-4 1-203-5 1-203-8	Salvation Army 101 Valencia St. San Francisco, CA 94119 M.D. and Dorothea E. Durante & Raoul and Ida A. Garcia 821 Washington Ave. Oakland, CA 94607 Thomas M. and Robin V. Wolf 5446 Carlton St. Oakland, CA 94618	Size: 40,075 Square Ft. Parking Flat topography	1 to 3-story commercial and industrial	small infill near Victorian row
N	11th to 14th Street between Jefferson and Martin Luther King Jr. Way		Redevelopment Agency	60,000 square ft. Old Fire Station Flat Topography	Centrally located	Across from Lafayette Park

CENTRAL DISTRICT NEW HOUSING CONSTRUCTION

Northgate Rental Housing Project

Site	Unit Mix	Estimated Land Cost	Devel. Costs	Mortgage	Synd. Value	Short-fall	Short-fall/unit	Dev. Cost Per Unit
A	10-2BR	\$10/sq.	1,340,936	742,959	152,360	445,617	22,281	67,047
	10-3BR	ft.						
B	6-2BR	\$10/sq.	939,430	498,918	106,551	333,960	27,830	78,286
	6-3BR							
C	10-2BR	\$10/sq.	1,352,473	730,761	155,242	466,470	25,915	75,137
	2-3BR	ft.						
D	24-2BR	\$10/sq.	3,069,969	1,510,320	348,077	1,211,573	28,847	73,095
	18-3BR	ft.						
TOTAL	86		6,702,808	3,482,958	762,230	2,457,620	28,577	77,940

*Excludes cost of commercial space

16th Street Rental Housing

Site	Unit Mix	Estimated Land Cost	Devel. Costs	Mortgage	Synd. Value	Short-fall	Short-fall/unit	Dev. Cost. Per Unit
F	50-1BR	\$25/sq. ft.	3,365,905	954,468	401,095	2,010,342	40,207	67,318
G	47-1BR	\$25/sq. ft.	2,758,637	1,183,935	313,129	1,261,573	26,842	58,694
H	20-1BR	\$25/sq. ft.	1,532,001	433,945	150,535	947,521	49,376	76,600
I	27-1BR	\$25/sq. ft.	1,962,289	513,887	233,556	1,214,846	44,994	72,677
TOTALS	144		9,618,832	3,086,235	1,098,315	5,434,282	37,738	66,797

Retail Center Rental Housing

Site	Unit Mix	Estimated Land Cost	Devel. Costs	Mortgage	Synd. Value	Short-fall	Short-fall/unit	Dev. Cost. Per Unit
J	42-2BR	\$20/sq. ft.	3,873,714	1,210,950	503,827	2,158,937	51,403	92,231

Housewives Market Rental Housing

Site	Unit Mix	Estimated Land Cost	Devel. Costs	Mortgage	Synd. Value	Short-fall	Short-fall/unit	Dev. Cost Per Unit
K	21-1BR 21-2BR	\$30/sq. ft.	3,281,295	1,198,550	375,223	1,707,522	40,655	78,126
L	72-1BR 82-2BR	\$40/sq. ft.	13,212,634	4,496,442	1,513,137	7,203,055	46,773	85,796
TOTAL	196		16,493,929	5,694,992	1,888,360	8,910,577	45,462	84,148

Victorian Row Rental Housing

Site	Unit Mix	Estimated Land Cost	Devel. Costs	Mortgage	Synd. Value	Short-fall	Short-fall/unit	Dev. Cost Per Unit
M	74-1BR	\$0/sq. ft.	3,469,148	1,412,612	313,681	1,742,855	23,552	46,880

City Center Housing

Site	Unit Mix	Estimated Land Cost	Devel. Costs	Mortgage	Synd. Value	Short-fall	Short-fall/unit	Dev. Cost Per Unit
N	216-1BR (171-market * ft. 45-below mkt)	\$0/sq. ft.	30,486,600**	20,223,669	4,539,411	2,723,520	5,895	65,988

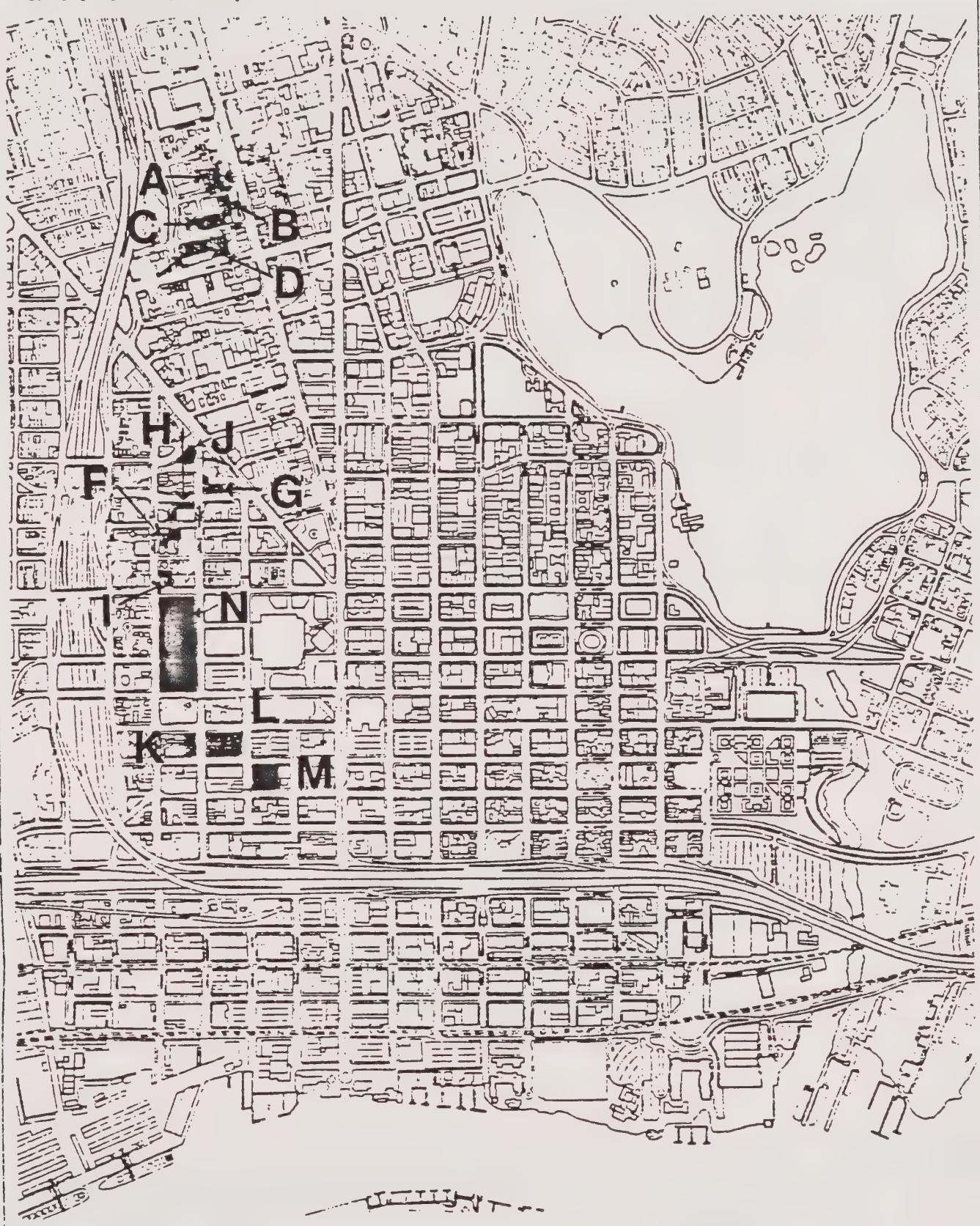
246-2BR
(195-market *
51-below mkt)

Total = 462
(366-market
96-below mkt)

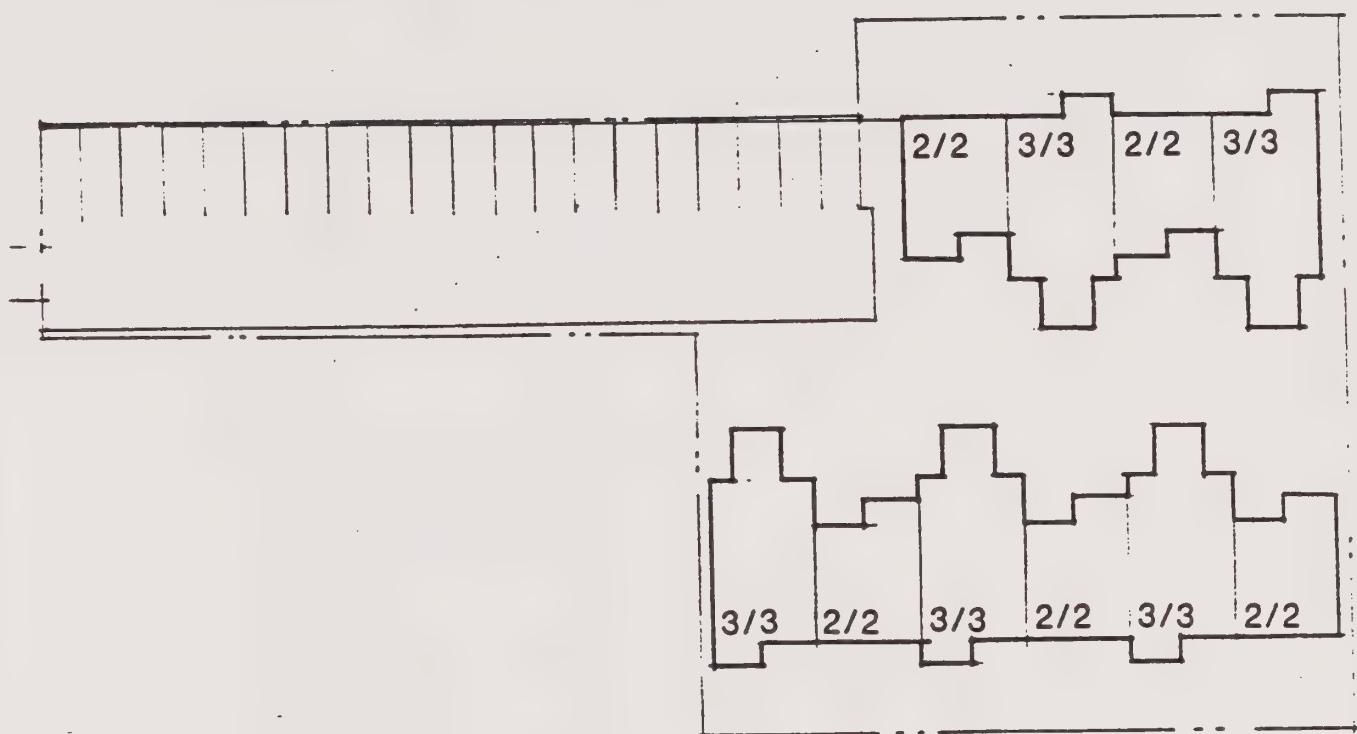
DISTRICT-WIDE	Unit Mix	Devel. Costs	Mortgage	Synd. Value	Short-fall	Short-fall/unit	Dev. Cost Per Unit
TOTAL	1,004	70,645,031	35,111,416	9,105,824	23,427,791	23,334	70,364

** \$3 million is projected to come from developer's equity

* Market rate rents were calculated as follows: One Bedroom - \$585/mo; Two Bedroom - \$725/mo



SITE LOCATIONS



SCHEME 1

SITE: 0.58 acre
 HEIGHT: 2-Story
 UNITS: 10 2-Bedroom Flats (700 sq. ft.)
 10 3-Bedroom Flats (930 sq. ft.)
 PARKING: 20 Open Spaces
 DENSITY: 34 units/acre

ESTIMATED COST: \$896,500

SCHEME 1

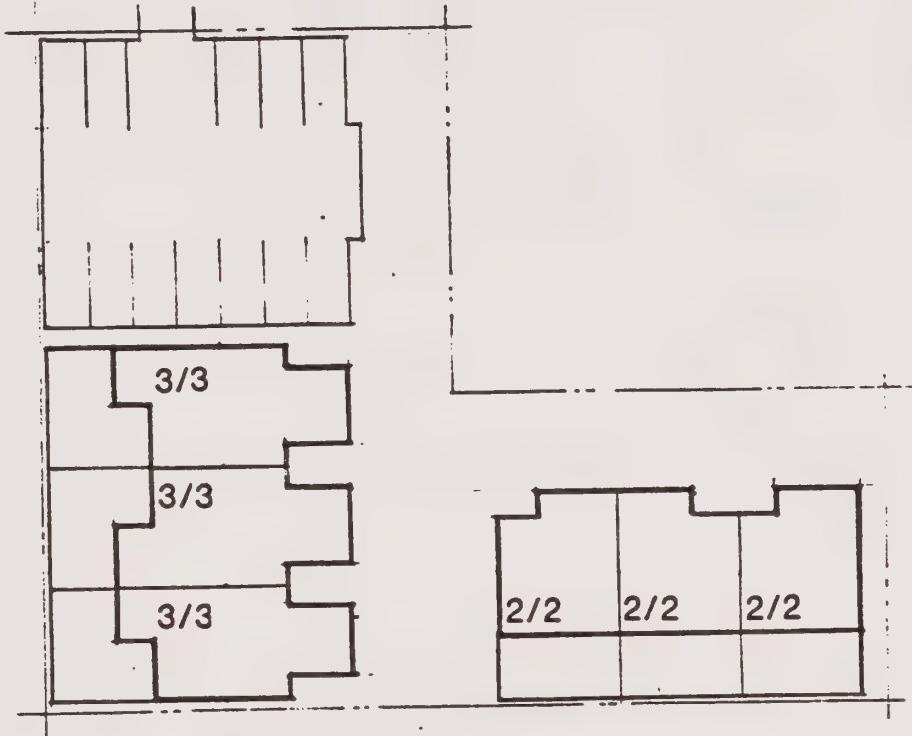
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 1

SITE: 0.41 acre
 HEIGHT: 2-Story
 UNITS: 6 3-Bedroom Flats (1,000 sq. ft.)
 6 2-Bedroom Flats (825 sq. ft.)
 PARKING: 12 Open Spaces
 DENSITY: 29 units/acre

ESTIMATED COST: \$602,250

SCHEME 1

*Kurtzman
Kodama*

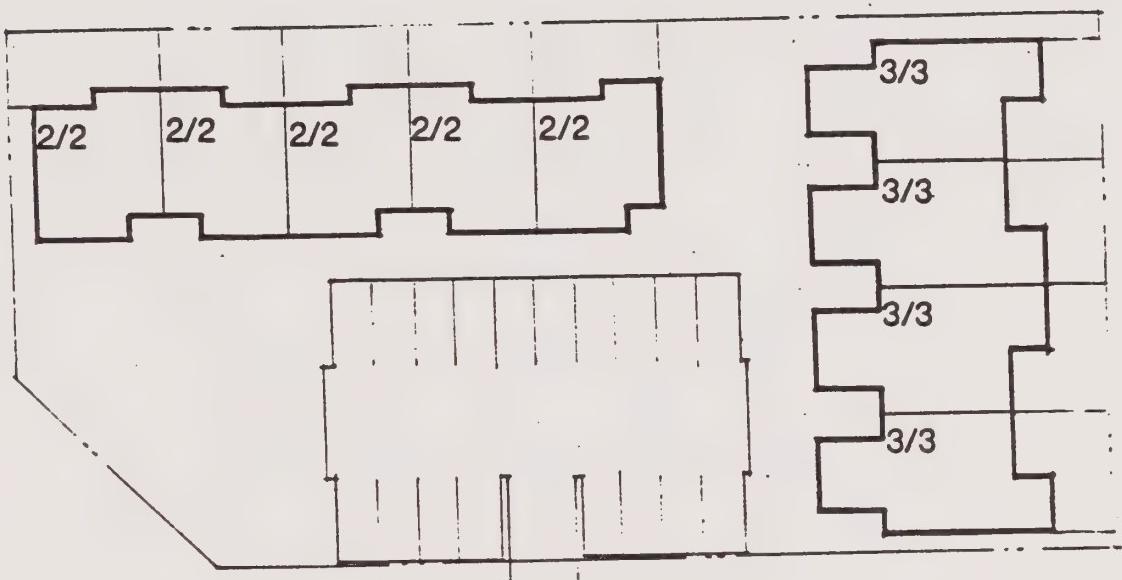
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY
19

B



SCHEME 1

SITE: 0.56 acre
 HEIGHT: 2-Story
 UNITS: 8 3-Bedroom Flats (1,000 sq. ft.)
 10 2-Bedroom Flats (825 sq. ft.)
 PARKING: 18 Open Spaces
 DENSITY: 32 units/acre

ESTIMATED COST: \$893,750

SCHEME 1

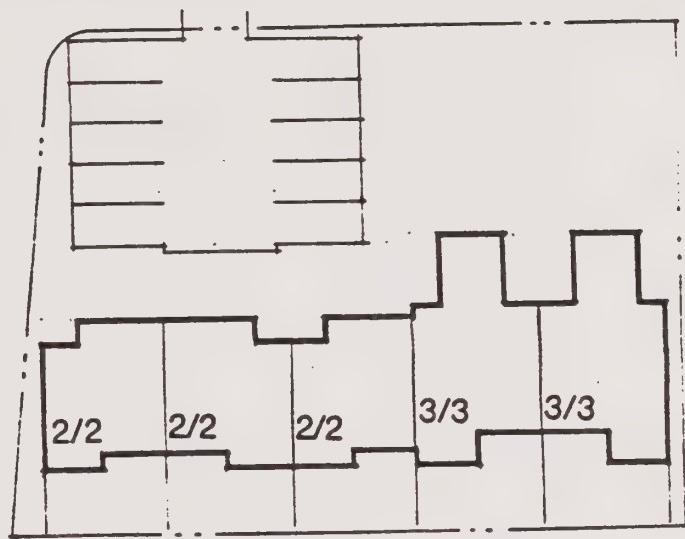
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 1

SITE: 0.32 acre
 HEIGHT: 2-Story
 UNITS: 4 3-Bedroom Flats (1,000 sq. ft.)
 6 2-Bedroom Flats (825 sq. ft.)
 PARKING: 10 Open Spaces
 DENSITY: 31 units/acre

ESTIMATED COST: \$492,250

SCHEME 1

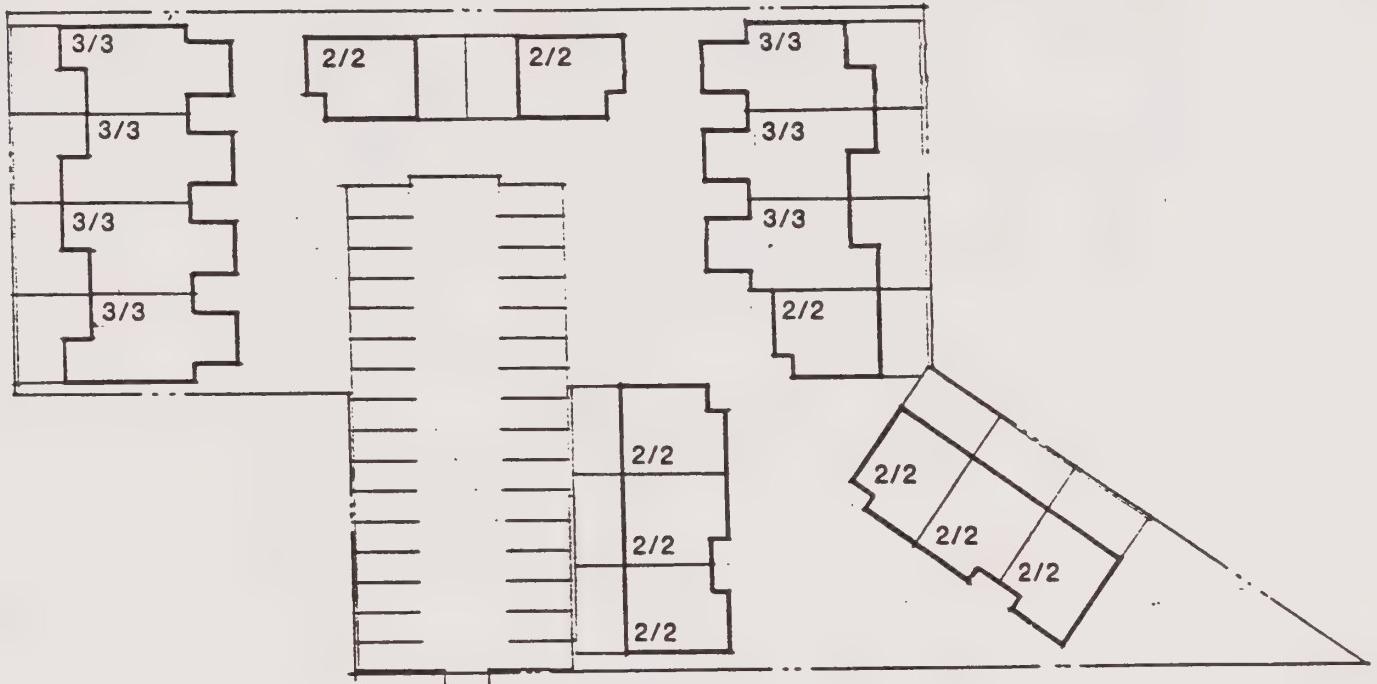
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 1

SITE: 1.02 acres
 HEIGHT: 2-Story
 UNITS: 18 2-Bedroom Flats (825 sq. ft.)
 14 3-Bedroom Flats (1,000 sq. ft.)
 PARKING: 32 Open Spaces
 DENSITY: 31 units/acre

ESTIMATED COST: \$1,586,750

SCHEME 1

Kurtzman
Kodama

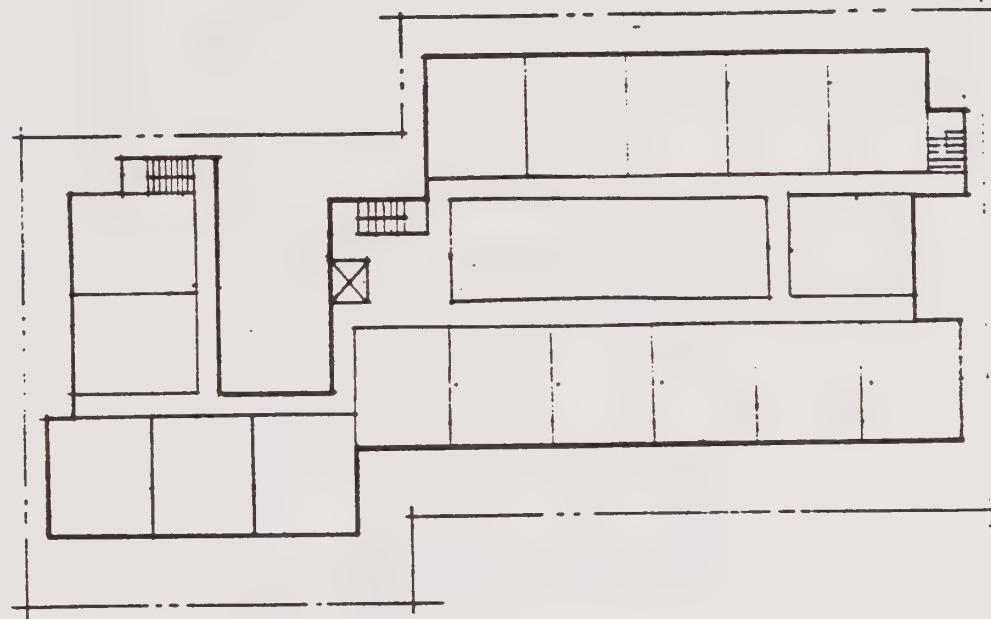
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY

D



SCHEME 2

SITE: 0.46 acre
HEIGHT: 3-Story over concrete garage
UNITS: 50 1-Bedroom Units
PARKING: 50 Covered Spaces
DENSITY: 108.6 units/acre
BLDG. AREA: 34,400 sq. ft. (wood frame)
 17,000 sq. ft. (concrete garage)
OPEN SPACE: 2,800 sq. ft.

*Needs balconies (\pm 2,400 sq. ft.)

ESTIMATED COST: \$2,489,000

SCHEME2

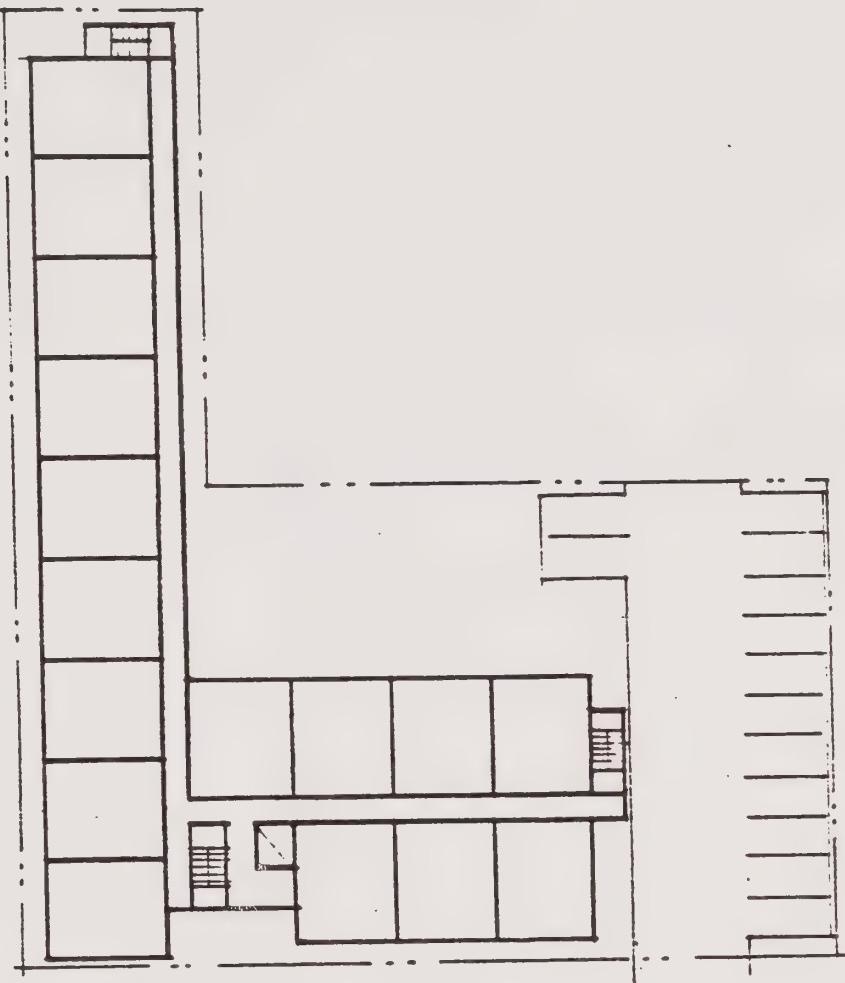
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 3

SITE: 0.48 acre
 HEIGHT: 3-Story
 UNITS: 47 1-Bedroom Elderly Units
 PARKING: 12 Open Spaces
 DENSITY: 98 units/acre
 BLDG. AREA: 30,900 sq. ft.
 OPEN SPACE: 3,600 sq. ft.

*May need balconies

ESTIMATED COST: \$1,854,000

ELDERLY

SCHEME 3

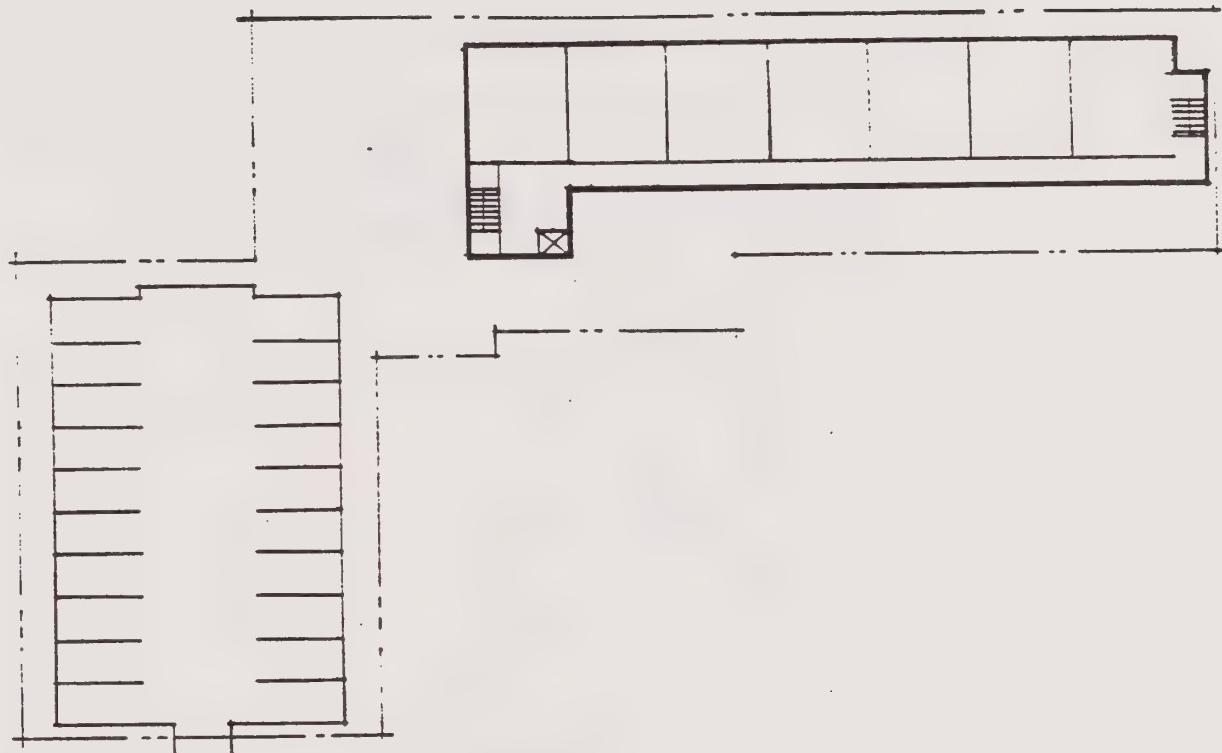
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 1

SITE: 0.42 acre
HEIGHT: 3-Story
UNITS: 20 1-Bedroom Units
PARKING: 20 Open Spaces
DENSITY: 48 units/acre
BLDG. AREA: 14,800 sq. ft.
OPEN SPACE: 4,000 sq. ft.

ESTIMATED COST: \$888,000

SCHEME 1

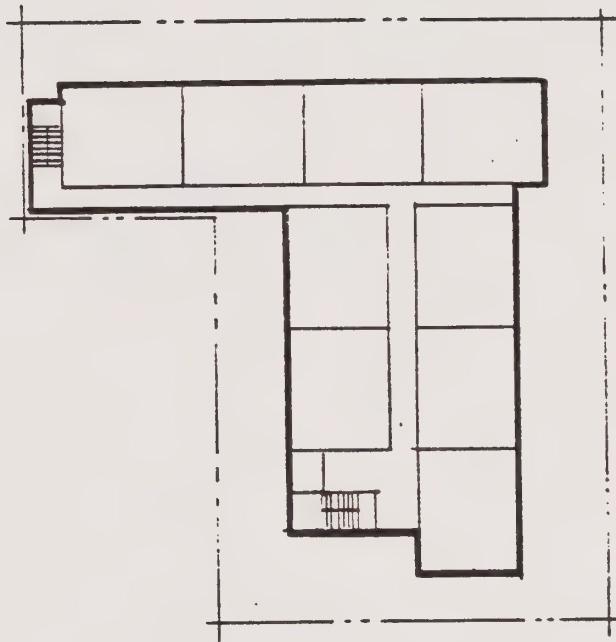
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.27 acre
HEIGHT: 3-Story over concrete garage
UNITS: 27 1-Bedroom Units
PARKING: 27 Covered Spaces
DENSITY: 100 units/acre
BLDG. AREA: 21,400 sq. ft. (wood frame)
 7,000 sq. ft. (concrete garage)
OPEN SPACE: 800 sq. ft.

*Needs balconies

ESTIMATED COST: \$1,459,000

SCHEME 2

*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

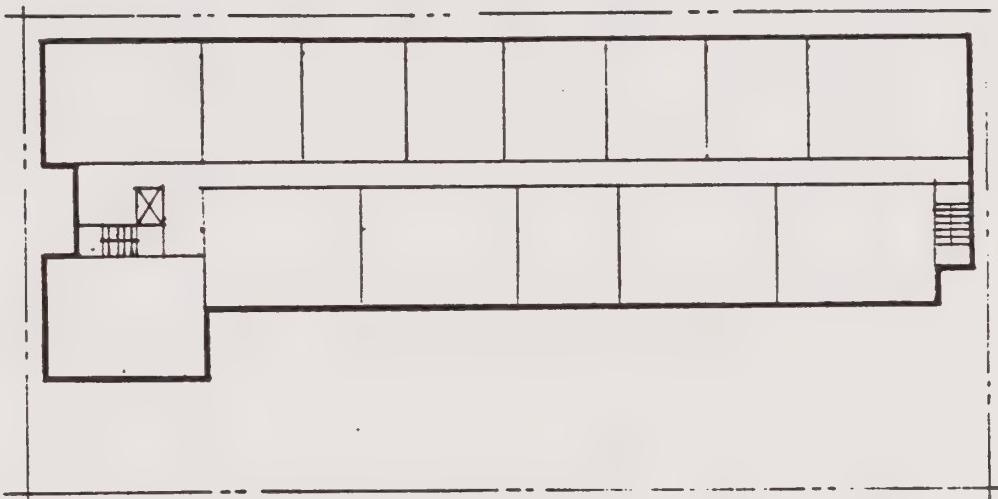
CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY

SITE J

Schematics Not Available



SCHEME 5

SITE: 0.46 acre
 HEIGHT: 3-Story over concrete garage
 UNITS: 21 1-Bedroom Units
 21 2-Bedroom Units
 PARKING: 42 Covered Spaces
 DENSITY: 91 units/acre
 BLDG. AREA: 33,350 sq. ft. (wood frame)
 12,000 sq. ft. (concrete garage)
 OPEN SPACE: 7,000 sq. ft.

ESTIMATED COST: \$2,301,000

SCHEME 5

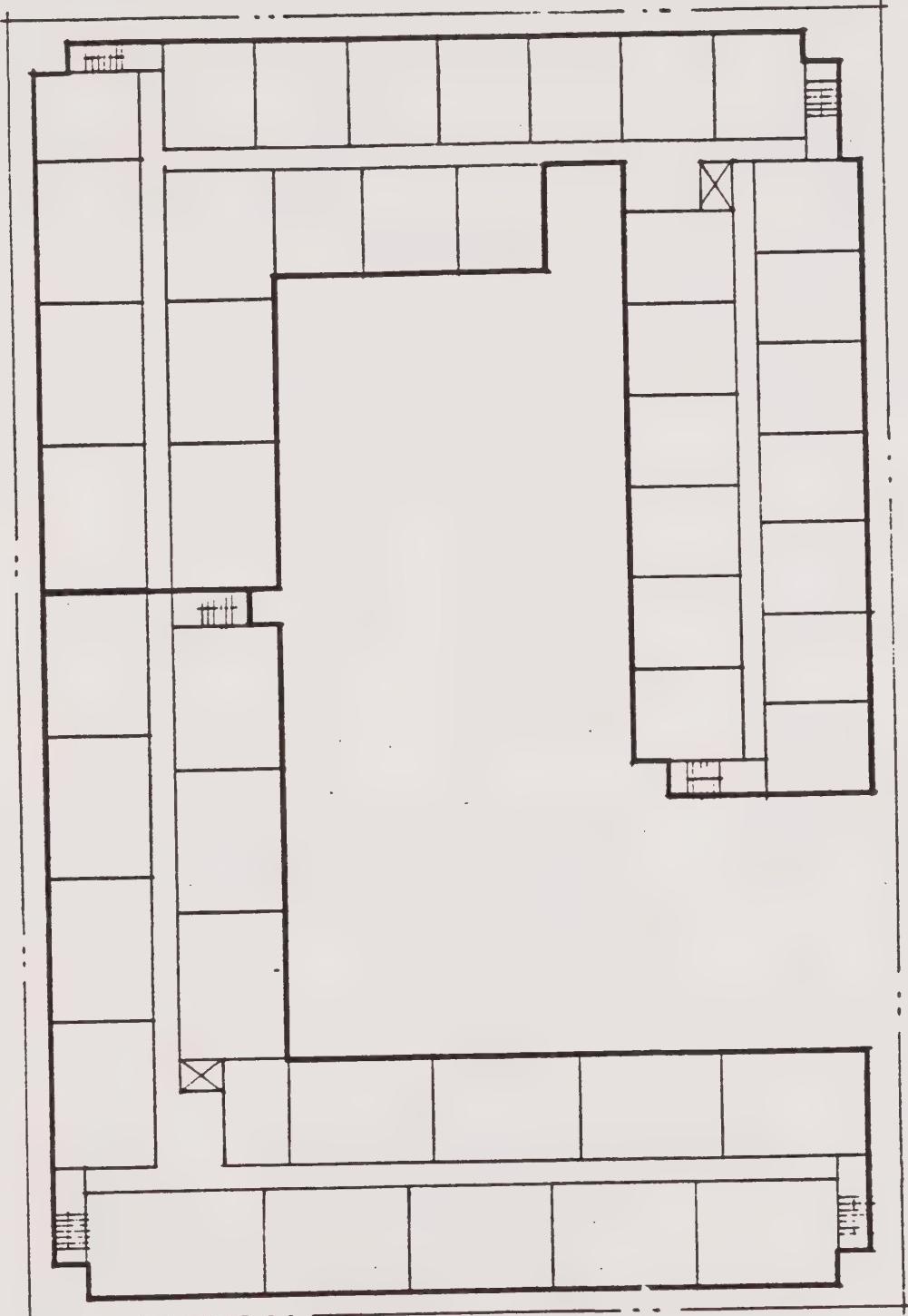
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 1

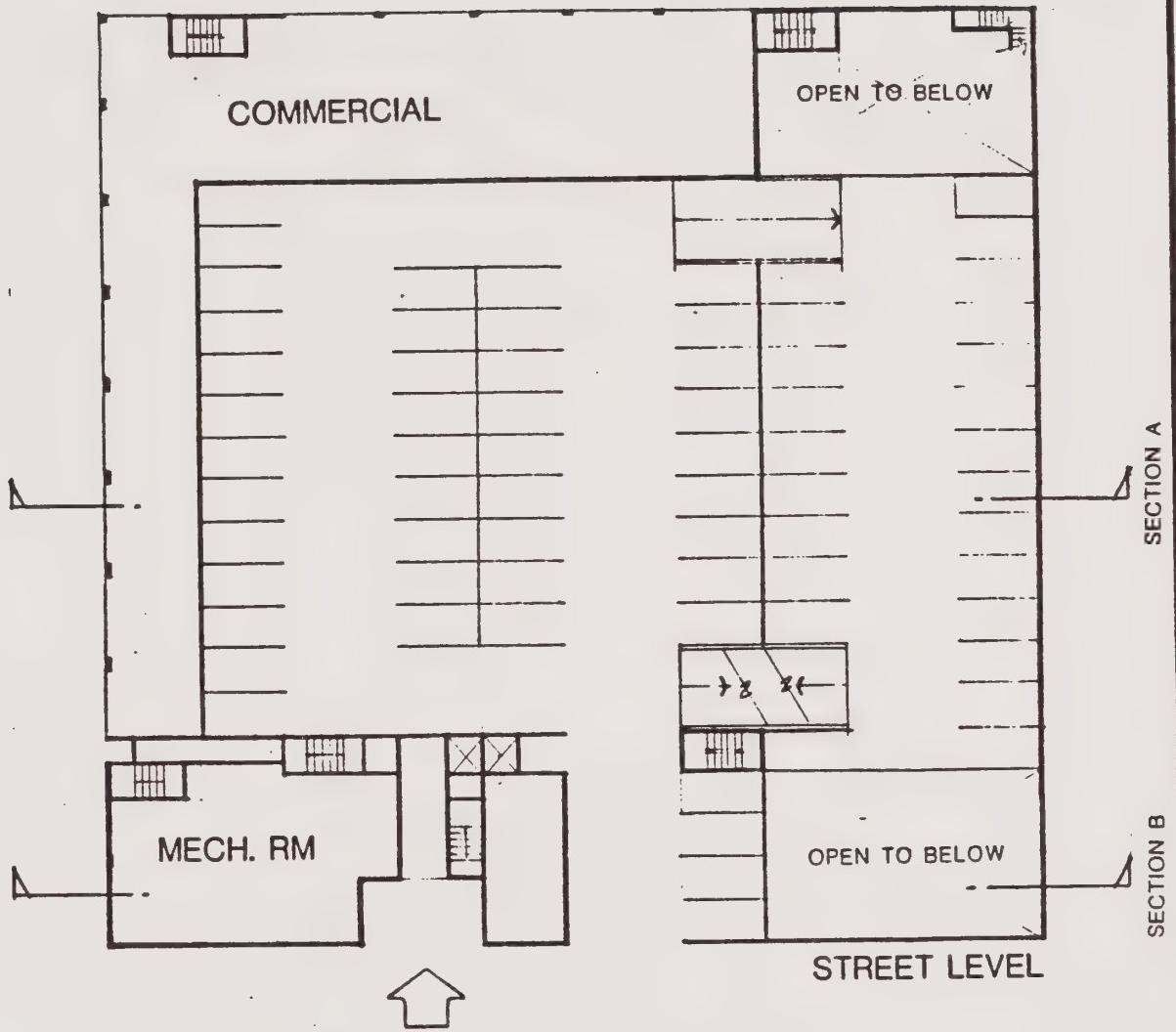
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SITE: 0.92 acre
 HEIGHT: 5-Story (4-Story wood frame over concrete garage)
 UNITS: 74 1-Bedroom Units
 PARKING: 513 Regular Car Spaces
 DENSITY: 80 units/acre ESTIMATED COST: \$8,182,900
 BLDG. AREA: 50,700 sq. ft. (units)
 7,300 sq. ft. (commercial)
 189,900 sq. ft. (parking)

*Sprinkler
 *Needs balconies and/or roof decks

SCHEME 2

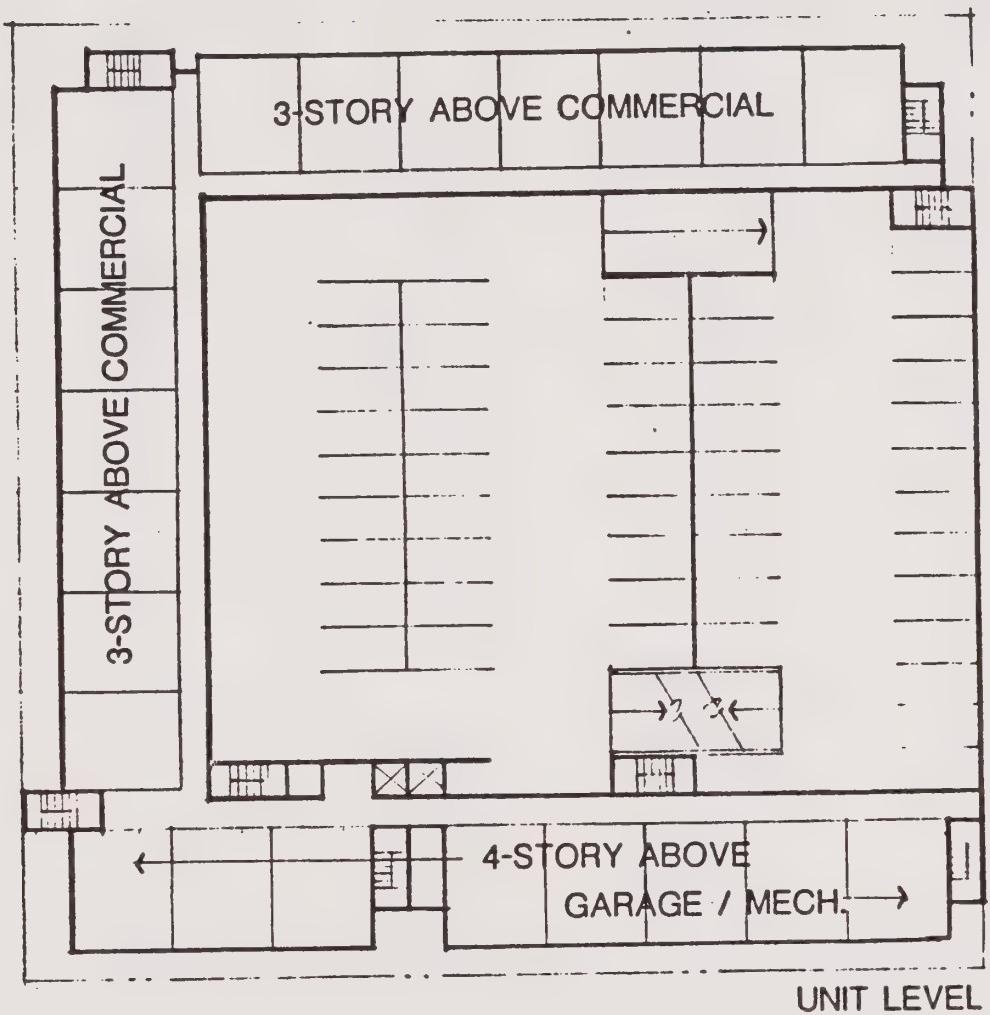
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 2

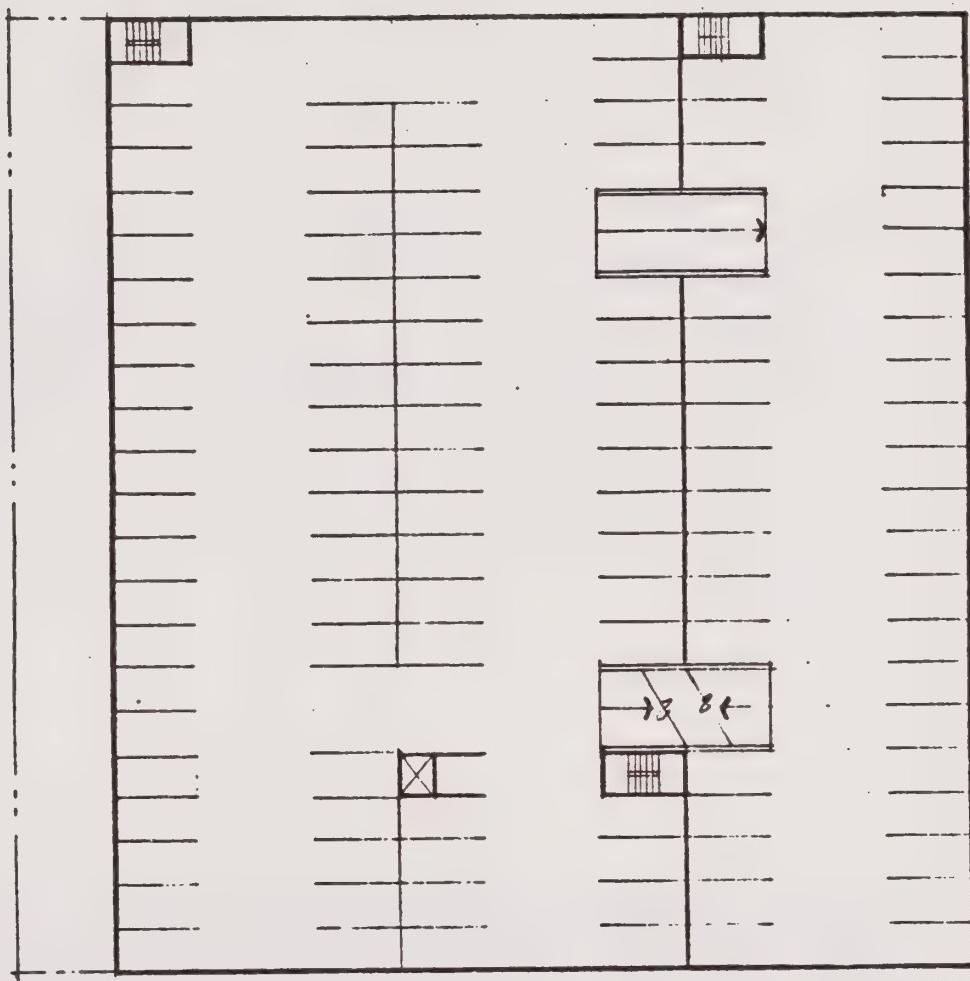
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



BASEMENT

SCHEME 2

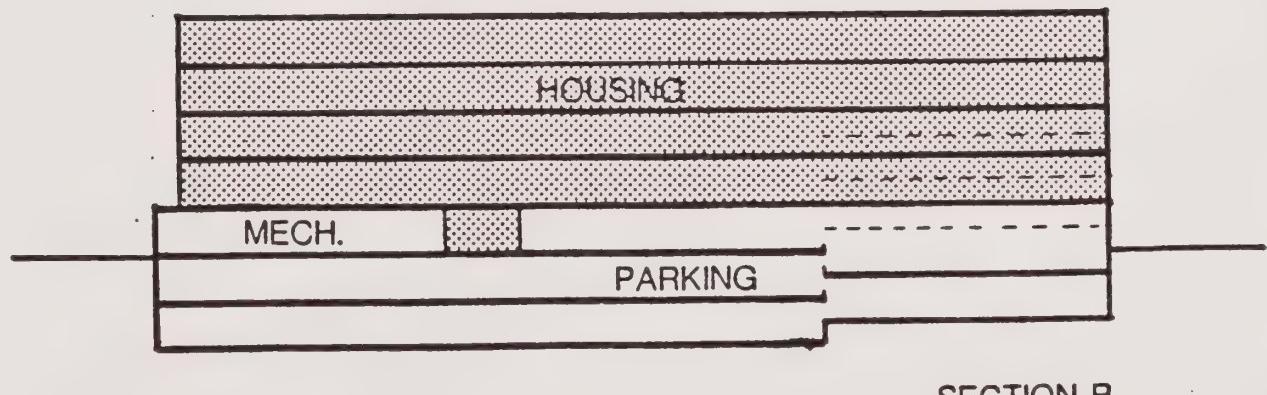
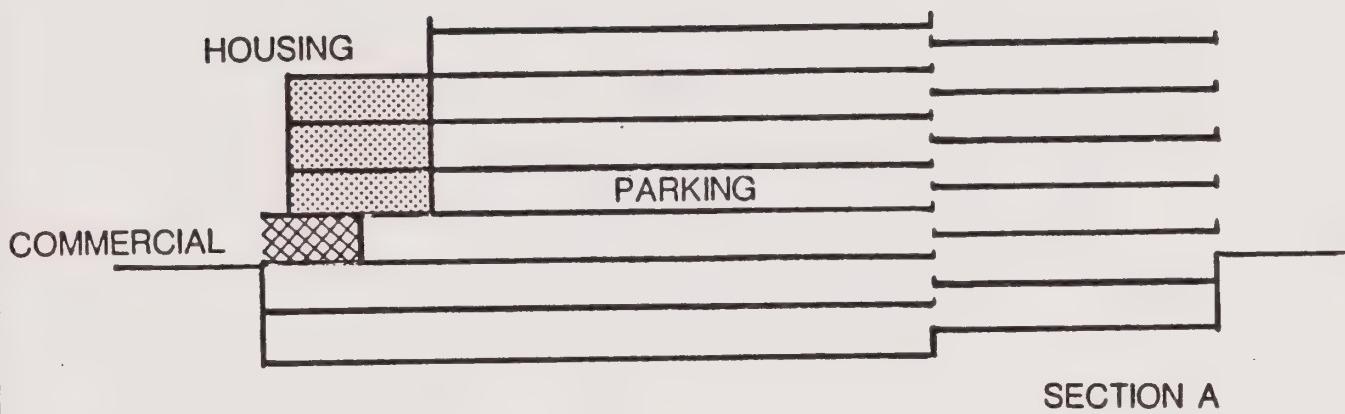
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY



SCHEME 2

*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



CENTRAL DISTRICT HOUSING STUDY

SITE N

Schematics Not Available

POTENTIAL SITES FOR MULTI-FAMILY
HOUSING DEVELOPMENT

Elmhurst District

SITE	ADDRESS	ASSESSORS NUMBER	OWNERSHIP	SITE DESCRIPTION	VICINITY ATTRIBUTES	POTENTIAL CONSTRAINTS/OPPORTUNITIES
B	8000 East 14th St.	40-3368-23-1	Nelson L. Fields 3869 Telegraph Oakland, CA 94609	Size: 150 x 150 Flat, paved topography Vacant	S: Burger stand N: Liquor/deli E: Single Family Units W: Vacant/Bas Station	Liquor store & Safeway soap factory 2 blocks away Corner market one block away
C	1416 Blist Avenue B102 East 14th St.	40-2264-21 40-2264-18-1 40-2264-22	George R. Crouch 899 Ellis St. San Francisco, CA 94109	Size: Approx. 75 x 200 Flat, paved topography Abandoned 1920's gas station	S: E.Oakl. Youth Center N: Giant Burgers E: Homes W: Allen Temple Arms	
D	8019 East 14th St. B02S East 14th St.	41-4202-2 41-4202-3 41-4202-4	Albert L. Zeitz 2450 Francis, Oakl., 94601 Bob Burnette 2439 San Pablo, Oakl., 94612 L. Ingraham 527 Fairway St., Hayward, 94544	Size: 150 x 200 Flat topography Occupied by 2 gutted stores and grass Good site	S: Funeral parlor N: Gas Station E: Vacant/burger stand/liquor store W: Homes	Traffic, liquor store & Safeway soap factory 2 blocks away Bus stop within 100 ft.
F	MacArthur Blvd. & 78th Avenue	40-3403-1 40-3403-2	John D. White 129 Thousand Oaks, Oakl., 94605 James H. & Ella R. Crockett 291 S. Capital Dr. San Jose, CA 95127	Size: Approx. 100 x 200 Flat, paved topography with short slope in rear Vacant w/ small billboard	S: Office & sm. apt. N: Homes E: Sm. Commercial W: Homes	Shopping 1/2 block away Located at bus stop
J	8740 East 14th St. 8/34 East 14th St. No 8 East 14th St. a/00 East 14th St.	43-4580-10 43-4580-11 43-4580-12 43-4580-13	Joseph Dias 2621 Marinview Dr. San Leandro, CA 94577 Alton Jr. & Hazel Wheeler 1741 92nd Avenue Oakland, CA 94603 Anna Gramek P.O. Box 4711 Hayward, CA 94540 Ross & Mary A. Schendel 3018 Hillside Dr. Burlingame CA 94010	Size: 100 x 215 Burned out laundromat Flat topography Vacant Flat topography Duplex Flat topography Coin-op Car Wash Flat topography	Small commercial & storefront churches Single family dwellings Opposite Merritt Community storefront	1 block from FoodKing Supermarket
K	1406 96th Avenue 9610 East 14th St. 9612 East 14th St. 9614 East 14th St. 1410 96th Avenue 9616 East 14th St.?? 9620 East 14th St. 9622 East 14th St. 9628 East 14th St. 9634 East 14th St.	46-5424-1 46-5424-25 46-5424-24 46-5424-24 46-5424-22 46-5424-23 46-5424-23 46-5424-22 46-5424-21-1	Jack & Mildred V. Teixeira 4197 Country Dr., Fremont, 94536 Simon & Phyllis M. Kleinman 919 W. Capitol Exp. San Jose, CA 95123 National Motors Exchange, Inc. 9526 E. 14th St., Oakl., 94603 John E. & Arthurine C. Crosse 9620 E. 14th St., Oakl., 94607 Arthur & Olga Schiffman(trustees) 1 Vance Ln., Lafayette, CA 94549 Hassan & Tooran G. Khayambashi P.O.Box 27263, S.F., 94127	Size: 150 x 266 Flat topography Vacant paved parking, cyclone fenced off, old parking lot lightpoles " " " " " " " " " " " " " "	Large concrete block commercial bldg./svc ctr Storefront carpet warehouse below w/ abandoned living units above. Owner willing to sell. Vacant & paved Single story commercial used for aerobic classes	Corner market across street Owner of #23 said Real Est. company owning #1, 24, 25 would not accept offer from Taco Bell National Motor Exchange has 3 major bldgs. @ 96th & E. 14th. Probably would rather buy than sell.
L	7518 East 14th St. 7514 East 14th St. 7508 East 14th St. 7506 East 14th St.	40-3319-44 40-3319-45-1 40-3319-46-2 40-3319-46-3	Shellie Freeman 7520 E. 14th St., Oakl., 94621 M.t I.R. Lasar 3550 Willis Ct., Oakl., 94619	Size: Approx. 144 x 190 Vacant w/ flat topography Grass, lge billboard & fence	2 blks from major intersection @ 73rd Small commercial strip w/ church across street & sm. apt. bldg. behind	Expensive cyclone redwood fence w/ sign "Fence Home of East Oakland Health Center sponsored by best Oakland Health Center"

4/11/1986

ELMHURST DISTRICT
NEW HOUSING CONSTRUCTION

SITE	UNIT MIX	ESTIMATED LAND COST	DEVELOP. COSTS	MORTGAGE	SYNDICA. VALUE	SHORT-FALL /UNIT	SHGRT-FALL /UNIT	DEVEL. COST /UNIT
B	8-2BR 4-3BR	\$8.50/SQ.FT	764,006	419,210	76,153	268,643	22,387	63,667
C	12-2BR 12-3BR	\$8.50/SQ.FT	1,530,361	908,968	151,697	469,696	19,571	63,765
D	20-2BR	\$8.50/SQ.FT	1,104,089	581,103	111,193	411,793	20,590	55,204
F	6-2BR 10-3BR	\$8.50/SQ.FT	1,096,445	641,253	107,170	348,022	21,751	68,528
J	16-2BR	\$8.50/SQ.FT	938,768	464,883	90,467	383,418	23,964	58,673
K	14-2BR 16-3BR	\$8.50/SQ.FT	1,950,194	1,153,847	193,203	603,144	20,105	65,006
L	6-2BR 12-3BR	\$8.50/SQ.FT	1,259,335	734,637	122,723	401,975	22,332	69,963
<hr/>								
TOTAL	136		8,643,198	4,903,901	852,606	2,886,691		



EXHIBIT 1

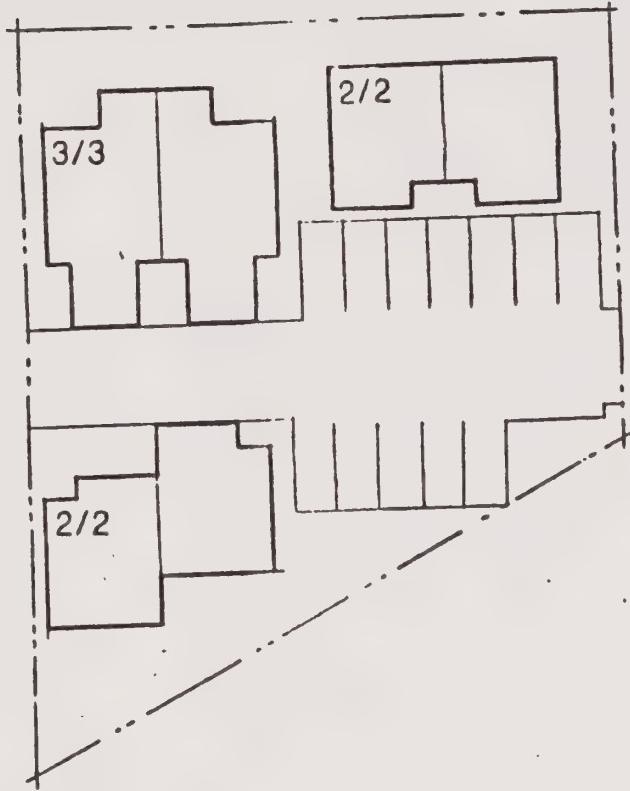
SITE LOCATIONS

*Kurtzman
Kodama*

CITY OF OAKLAND



ELMHURST DISTRICT HOUSING STUDY



SITE: . 0.35 acre
 HEIGHT: 2-Story
 UNITS: 8 2-Bedroom Flats (700 sq. ft.)
 4 3-Bedroom Flats (930 sq. ft.)
 PARKING: 12 Open Spaces
 DENSITY: 34.3 units/acre

ESTIMATED COST: \$512,600

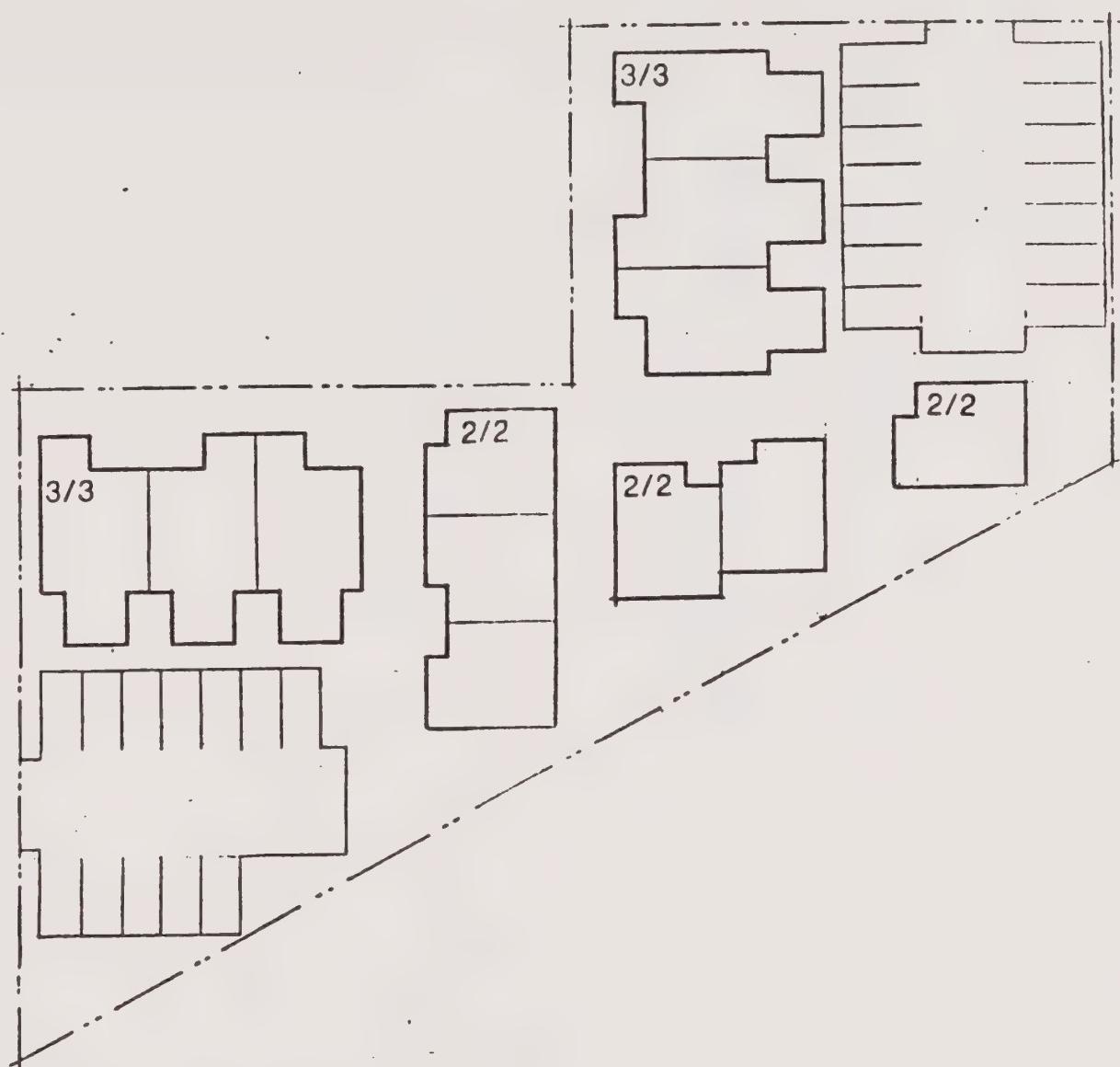
SCHEME

Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109

CITY OF OAKLAND





SITE: 0.72 acre
 HEIGHT: 2-Story
 UNITS: 12 2-Bedroom Flats (700 sq. ft.)
 12 3-Bedroom Flats (930 sq. ft.)
 PARKING: 26 Open Spaces
 DENSITY: 33.3 units/acre

ESTIMATED COST: \$1,075,800

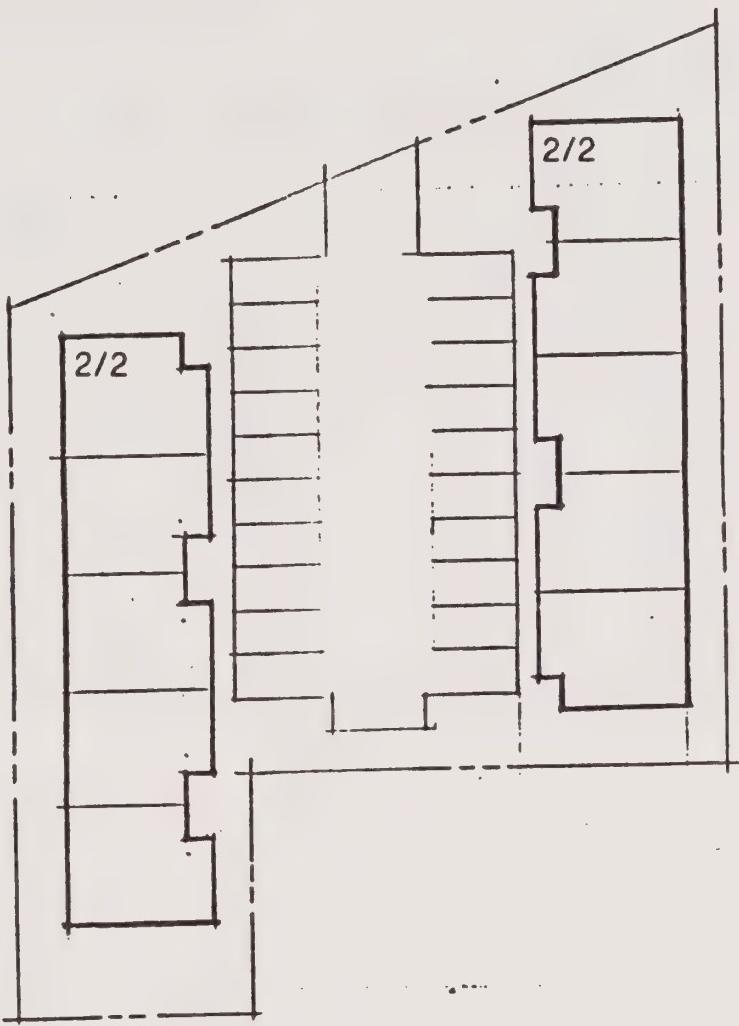
SCHEME

*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND





SITE: 0.48 acre

HEIGHT: 2-Story

UNITS: 20 2-Bedroom Flats (770 sq. ft.)

PARKING: 20 Open Spaces

DENSITY: 41.6 units/acre

ESTIMATED COST: \$770,000

SCHEME

Kurtzman
Kodama

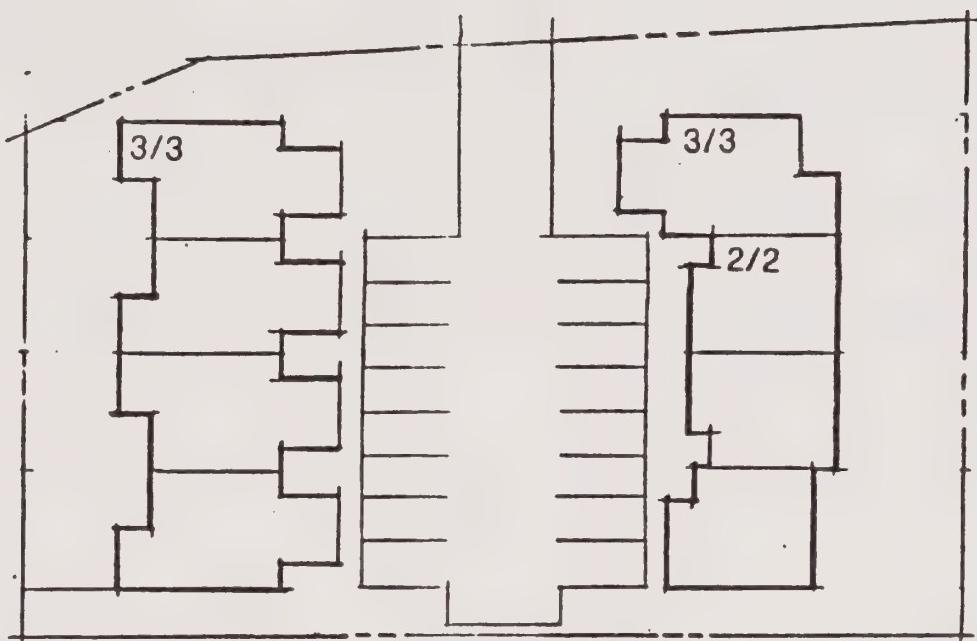
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



40
ELMHURST DISTRICT HOUSING STUDY

D



SITE: 0.55 acre
 HEIGHT: 2-Story
 UNITS: 6 2-Bedroom Flats (700 sq. ft.)
 10 3-Bedroom Flats (930 sq. ft.)
 PARKING: 16 Open Spaces
 DENSITY: 29.1 units/acre

ESTIMATED COST: \$742,500

SCHEME

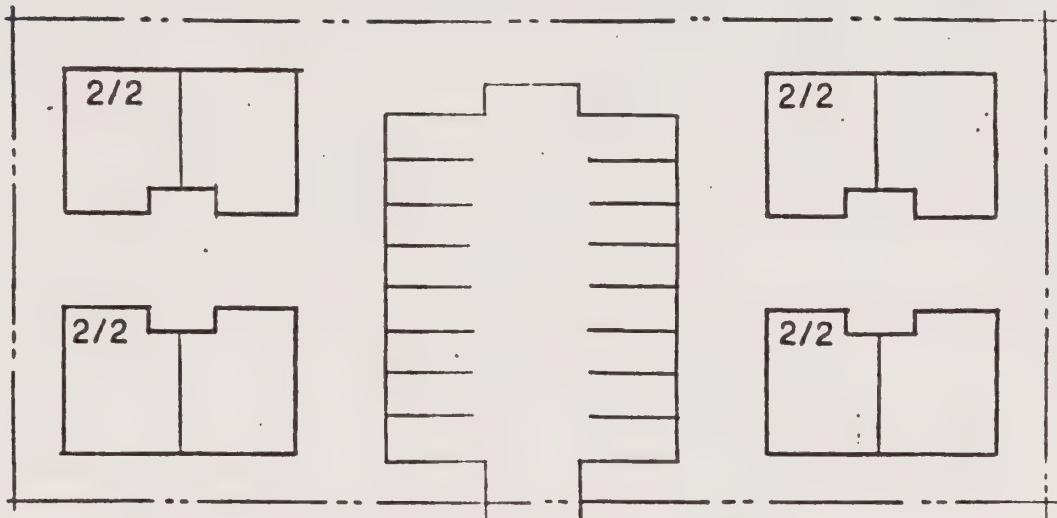
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



ELMHURST DISTRICT HOUSING STUDY



SITE: 0.50 acre
 HEIGHT: 2-Story
 UNITS: 16 2-Bedroom Flats (700 sq. ft.)
 PARKING: 16 Open Spaces
 DENSITY: 32 units/acre

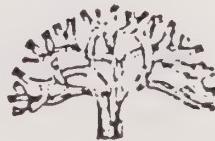
ESTIMATED COST: \$616,000

SCHEME

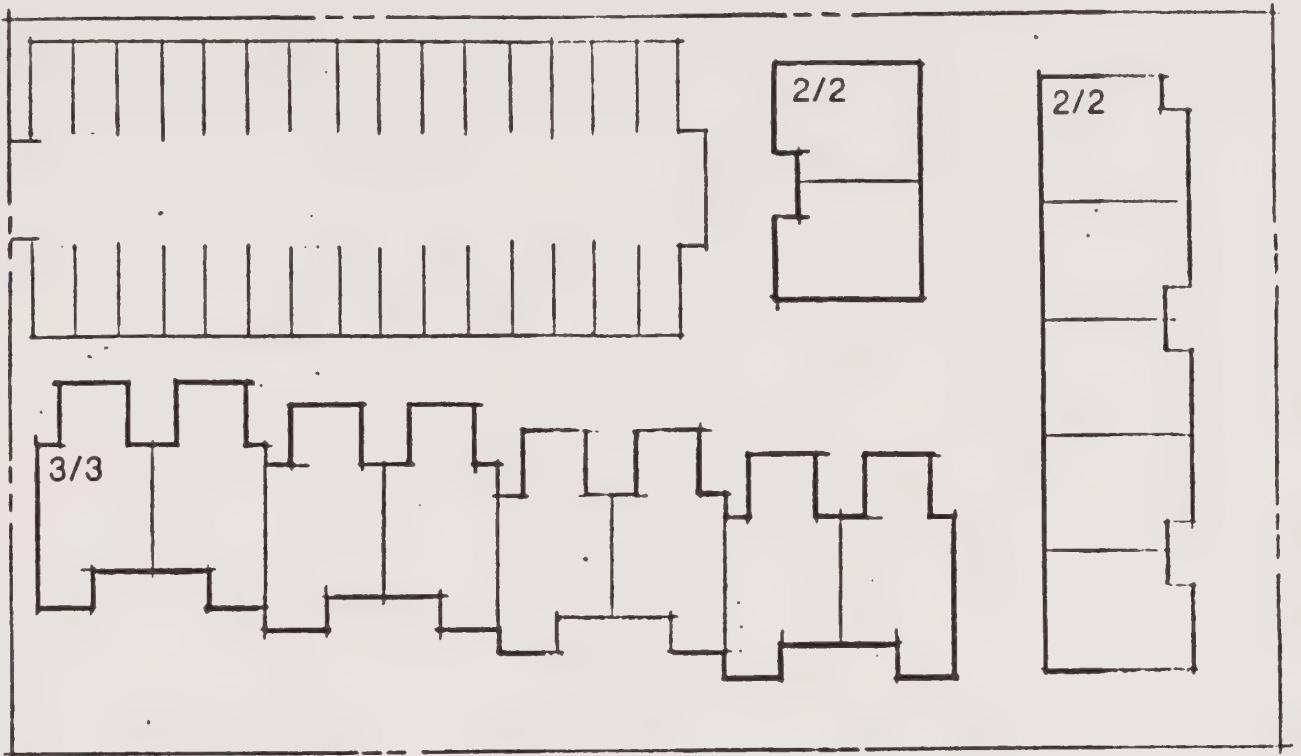
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



42
ELMHURST DISTRICT HOUSING STUDY



SITE: 0.92 acre
 HEIGHT: 2-Story
 UNITS: 14 2-Bedroom Flats (700 sq. ft.)
 16 3-Bedroom Flats (930 sq. ft.)
 PARKING: 30 Open Spaces
 DENSITY: 32.6 units/acre

ESTIMATED COST: \$1,357,400

SCHEME

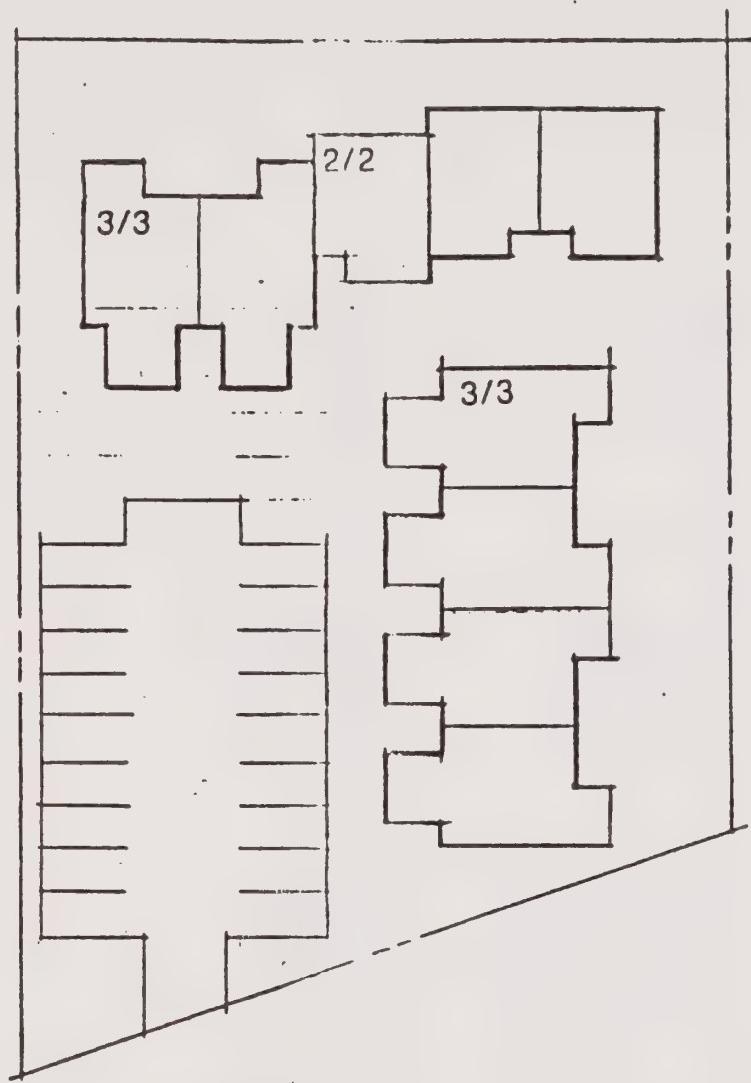
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5970

CITY OF OAKLAND



ELMHURST DISTRICT HOUSING STUDY



SITE: 0.64 acre
 HEIGHT: 2-Story
 UNITS: 6 2-Bedroom Flats (700 sq. ft.)
 12 3-Bedroom Flats (930 sq. ft.)
 PARKING: 18 Open Spaces
 DENSITY: 28.1 units/acre

ESTIMATED COST: \$849,800

SCHEME 2

*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



ELMHURST DISTRICT HOUSING STUDY

POTENTIAL SITES FOR MULTI-FAMILY
HOUSING DEVELOPMENT

Fruitvale District

SITE	ADDRESS	ASSESSORS NUMBERS	OWNERSHIP	SITE DESCRIPTION	VICINITY ATTRIBUTES	POTENTIAL CONSTRAINTS/OPPORTUNITIES
A	2946 E. 14th St.	25-716-12	Oak Tree Properties Inc. 13499 San Pablo Ave Oakland, California 94608	Sign: Financial Real Estate B36-1166 Size: Approx. 130x200 Concrete slab over (whole site Flat topography Rear half if 3' higher	Supermarket at 24th Ave. Bus - E.14th Between Auto Parts & Storefront Church (of Pancakes) 1 Block from Mards Store. Opposite Goodwill Store/H.Q.	Relatively strong commercial area
B	3000 E. 14th St. 3001 E. 15th St. near Derby Ave.	25-720-2-1, 7-1,7-2	7-1 Melrose Ford Inc. 13050 E. 14th St. Oakland, Ca. 7-1 Ruben A. & Annis M. Jones 12451 San Pablo Ave Berkeley, Ca. 7-2 H.J. Eisenberg and J.E. Jr and Olsen H Trs c/o 3022 E. 14th St.	Size: 2-1/90x100 19,000 Sq. Ft. 17-1 Approx. 85x150 113,000 Sq. Ft. 17-2 Approx. 125x190 24,000 Sq. Ft. Land asphalt 2-1 Cyclone fence Multifamily, 17-2 Currently, unused Nursing Home on 17-2 Currently, unused Asphalt parking Asphalt parking Flat topography	E. 14th bus Storefront church parking, vacant toward E. 14th Old highrise medical building at E 14th Derby land asphalt 17-2 Currently, unused Nursing Home on 17-2 Currently, unused Asphalt parking Asphalt parking Flat topography	Relatively strong commercial area. 7-2 Access from end of E. 15th where nursing home located. parcel 2-1 flat cyclone fenced parking lot on Derby for Melrose Ford - Melrose Ford may want to keep Multifamily, Nursing Home on E. 15th parcel 7-1 Demolition of storefront church Remainder of lot is good equality parking lot which may be needed by adjacent high-rise Fruitvale Medical Building
C	4067 - 4075 Foothill (W. side between 14 and 19-1 & Rosedale & 41st.)	33-2151-3-1 120	Church of All Faith Inc. 12100 5th Ave. Oakland 4067 Foothill Blvd. Oakland John W. & E.G. Wilson 137 S. Stewart St. Sonora, Ca. 4075 Foothill Blvd. Oakland, Ca.	Size: L-shaped about 175' legs - approx. 24,000 Sq. Ft. Grass billboard, abandoned ice Machine, concrete slab on 1 lot Flat topography	24 hour Corner Market at 41st. Foothill bus Mixed use storefront churches, small commercial single family on Foothill Two apartment building adjoin rear of lot	Between parking lot for Zion Second Church (store- front church and single family house owned by Church of All Faith's Inc. (Same as parcel 3-1)

7/1/86

FRUITVALE
NEW HOUSING CONSTRUCTION

SITE	UNIT MIX	ESTIMATED LAND COST	DEVELOP. COSTS	MORTGAGE	SYNDICA. VALUE	SHORT-FALL /UNIT	SHORT-FALL /UNIT	DEVEL. COST /UNIT
A	8-2BR 14-3BR	\$8.50/SQ.FT	1,313,600	886,100	168,900	258,600	11,754	59,709
B	18-2BR 8-3BR	\$8.50/SQ.FT	1,397,300	896,500	180,600	320,200	12,313	53,741
C	10-2BR 10-3BR	\$8.50/SQ.FT	1,170,300	757,500	148,800	264,000	13,200	58,514
TOTAL	68		3,881,200	2,540,100	498,300	842,800		

EXHIBIT C

FRUITVALE



EXHIBIT 5

SITE LOCATIONS

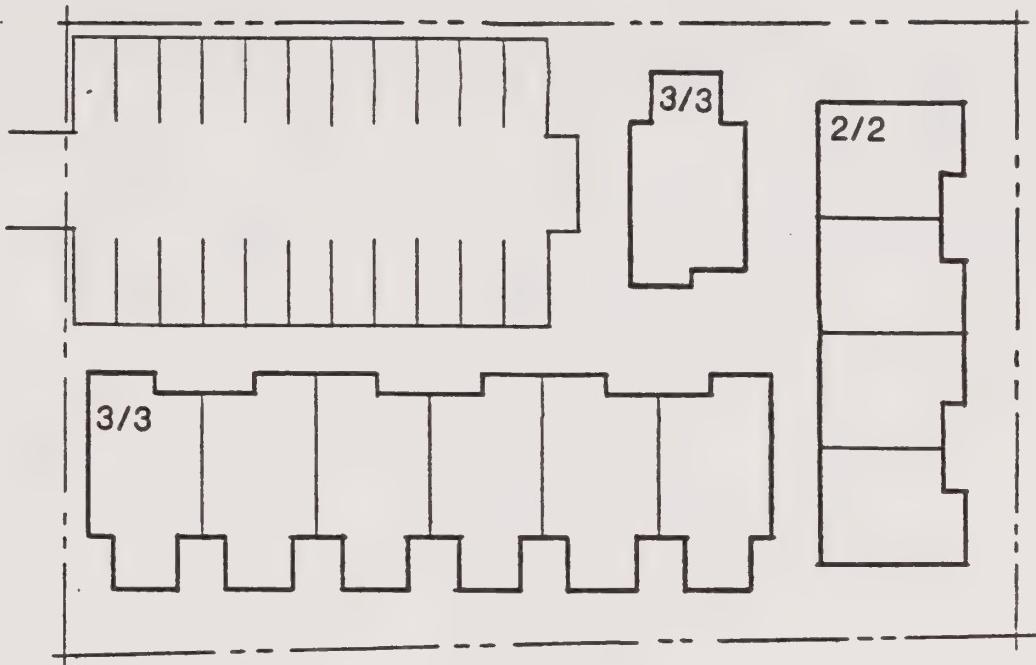
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



FRUITVALE DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.60 acre
 HEIGHT: 2-Story
 UNITS: 8 2-Bedroom Flats (700 sq. ft.)
 14 3-Bedroom Flats (930 sq. ft.)
 PARKING: 22 Open Spaces
 DENSITY: 36.7 units/acre

ESTIMATED COST: \$1,024,100

SCHEME 2

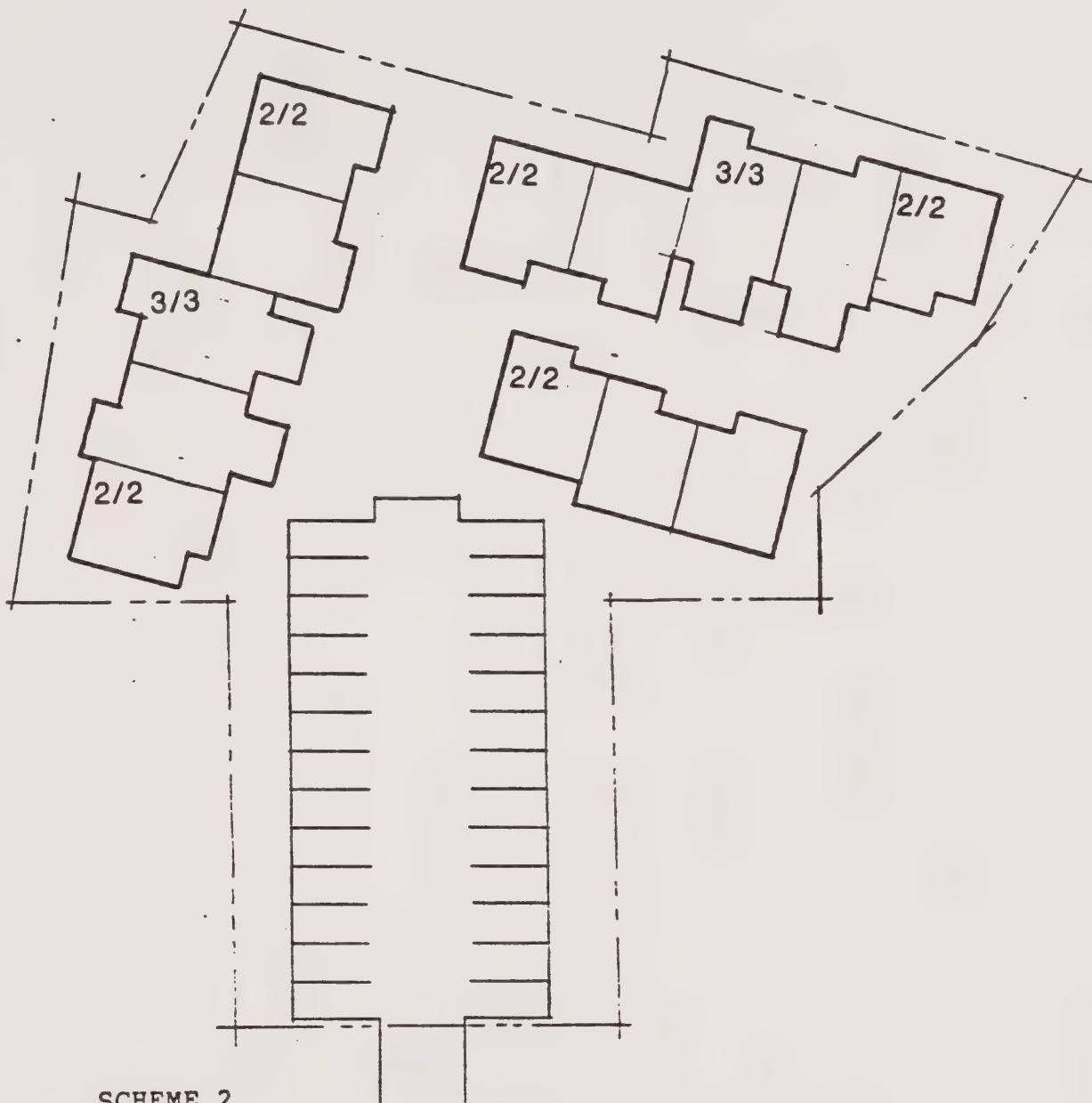
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



FRUITVALE
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.99 acre
 HEIGHT: 2-Story
 UNITS: 18 2-Bedroom Flats (700 sq. ft.)
 8 3-Bedroom Flats (930 sq. ft.)
 PARKING: 26 Open Spaces
 DENSITY: 26.3 units/acre

ESTIMATED COST: \$1,102,200

SCHEME 2

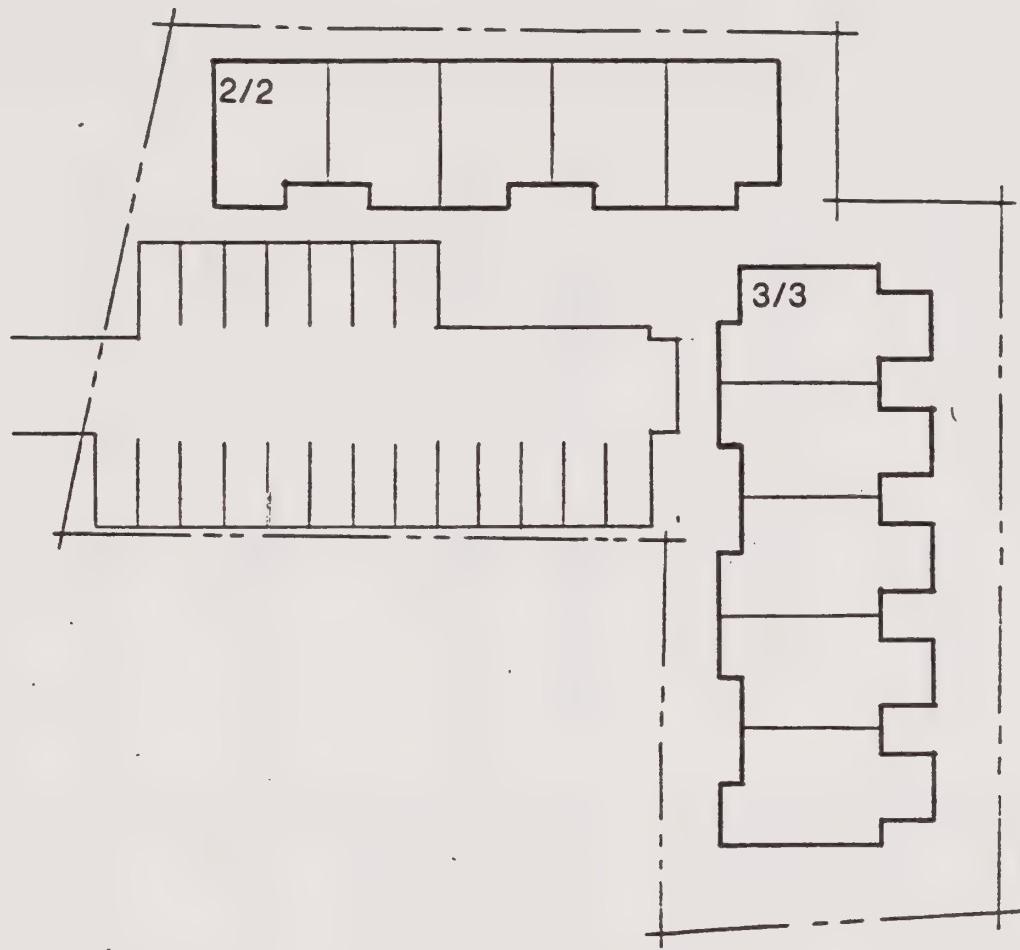
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



FRUITVALE
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.55 acre
 HEIGHT: 2-Story
 UNITS: 10 2-Bedroom Flats (700 sq. ft.)
 10 3-Bedroom Flats (930 sq. ft.)
 PARKING: 20 Open Spaces
 DENSITY: 36.4 units/acre

ESTIMATED COST: \$896,500

SCHEME 2

*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



FRUITVALE
DISTRICT HOUSING STUDY

POTENTIAL SITES FOR MULTI-FAMILY
HOUSING DEVELOPMENT

North Oakland District

SITE	ADDRESS	ASSESSORS NUMBER	OWNERSHIP	SITE DESCRIPTION	VICINITY ATTRIBUTES	POTENTIAL CONSTRAINTS/OPPORTUNITIES
A	16400 San Pablo	16-1451 (1)-1, 12,-13	Roman Catholic Bishop of Oakland	Size: 110x160 17,600 Sq. Ft. Flat topography	E,N: homes W: Church, Used Appliances S: Fishing Store	Corner market on block San Pablo bus Church may be saving for own use.
B	16465 San Pablo	16-1505-1	Byling H. & Chung J. Yoo	Size: 103x121 13,000 Sq. Ft. Abandoned fast food restaurant and parking lot Flat topography	N: fenced parking and bar E:small commerical S,N: homes	Corner market across street
C	16501 San Pablo	16-1506-4	George P. Scotian and Jewel Hart	Size: 100x122 12,000 Sq. Ft. Fenced paved, old cars Flat topography	W: bar, small commerical M: homes abandoned? E:small commerical S: abandoned fast Food	Corner market across street
D	13823 Martin Luther King Way	12-964-5 12-964-6	15- Friendship Social Club 16- Felton Therrot, Sr.	Size: 100x125 12,500 Sq. Ft. Grass Flat topography	small commerical	
E	13860 Martin Luther King Way	12-968-30-1	Helen M. Holendale Fern White	Size: 137x100-125 about 15,000 Sq. Ft. Dirt Recently graded or cleaned Flat topography	small commerical homes	Liquor Store near MacArthur Bart Already underdeveloped or just cleaned up. Freeway noise
F	16001 Telegraph W.W. corner at 60th.	15-1382-8 15-1382-9	Regents of the University of California	Size: 101x108-135 about 12,100 Sq. Ft.	S: Scuba Dive Shop E: Offices/ small commerical M: Kentucky Fried Chicken	Tel-Ashby Coop. Alcatraz College at bus stop
G	16114 Telegraph	16-1390-20 16-1390-21	Donald B. & Carol B. Aird	Size: 80x100-147 10,000 Sq. Ft. Grass Flat topography	W: Gas Station Ex: homes N,S: small commerical	

NORTH OAKLAND DISTRICT
NEW HOUSING CONSTRUCTION

4/14/1986

SITE	UNIT MIX	ESTIMATED LAND COST	DEVELOP. COSTS	MORTGAGE	SYNDICA. VALUE	SHORT-FALL /UNIT	SHORT-FALL /UNIT	DEVEL. COST /UNIT
A	12-2BR 4-3BR	\$8.50/SQ.FT	964,473	535,431	96,631	332,411	20,776	60,280
B	8-2BR 4-3BR	\$8.50/SQ.FT	745,684	419,210	76,153	250,321	20,860	62,140
C	6-2BR 4-3BR	\$8.50/SQ.FT	649,248	361,100	65,913	222,235	22,224	64,925
D	4-2BR 6-3BR	\$8.50/SQ.FT	681,945	396,374	69,393	216,179	21,618	68,194
E	8-2BR 4-3BR	\$8.50/SQ.FT	760,494	419,210	76,153	265,131	22,094	63,374
F	6-2BR 4-3BR	\$8.50/SQ.FT	658,790	361,100	65,913	225,938	22,594	65,295
G	6-2BR 2-3BR	\$8.50/SQ.FT	539,151	267,715	52,195	211,315	26,414	66,403
<hr/>								
TOTAL 78			4,999,785	2,760,140	502,351	1,723,530		

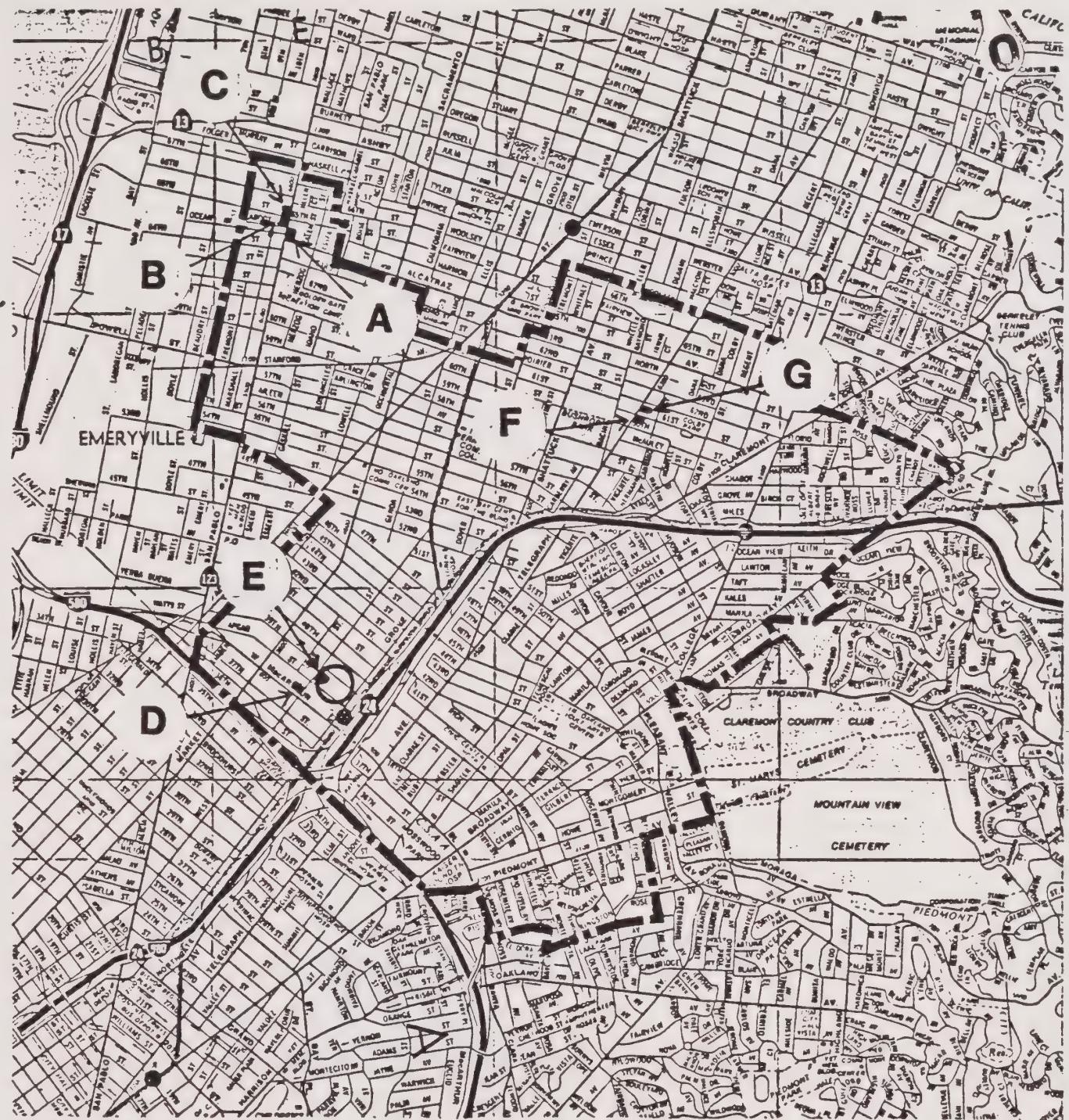


EXHIBIT 2

SITE LOCATIONS

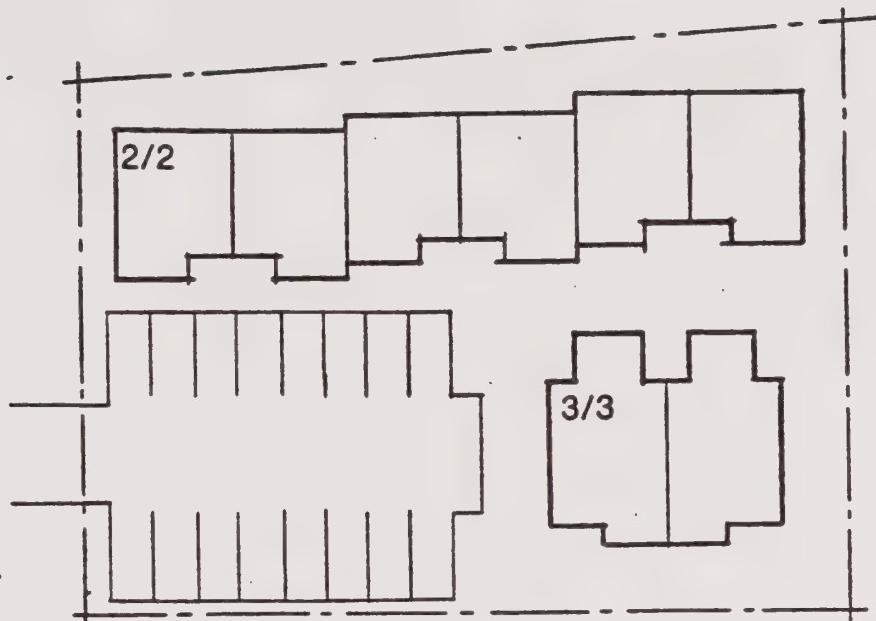
Kurtzman
Kodama

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



NORTH OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.43 acre
 HEIGHT: 2-Story
 UNITS: 12 2-Bedroom Flats (700 sq. ft.)
 4 3-Bedroom Flats (930 sq. ft.)
 PARKING: 16 Open Spaces
 DENSITY: 37.2 units/acre

ESTIMATED COST: \$666,600

SCHEME 2

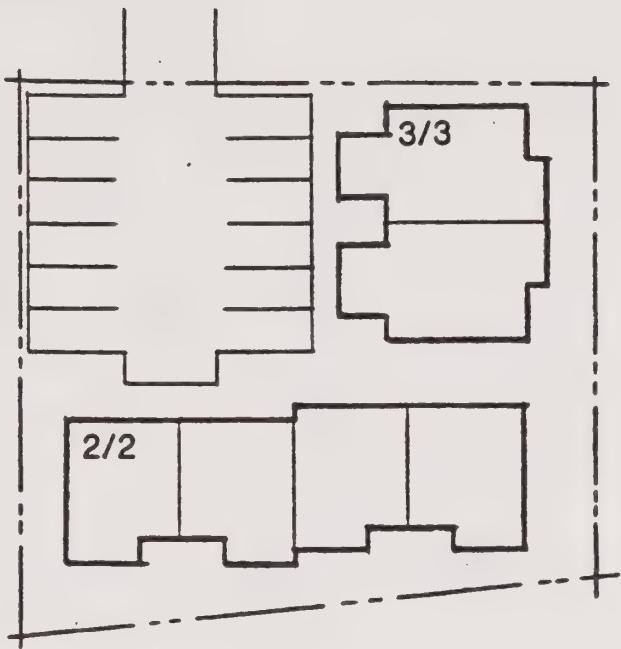
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



NORTH OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.30 acre
 HEIGHT: 2-Story
 UNITS: 8 2-Bedroom Flats (700 sq. ft.)
 4 3-Bedroom Flats (930 sq. ft.)
 PARKING: 12 Open Spaces
 DENSITY: 40 units/acre

ESTIMATED COST: \$512,600

SCHEME 2

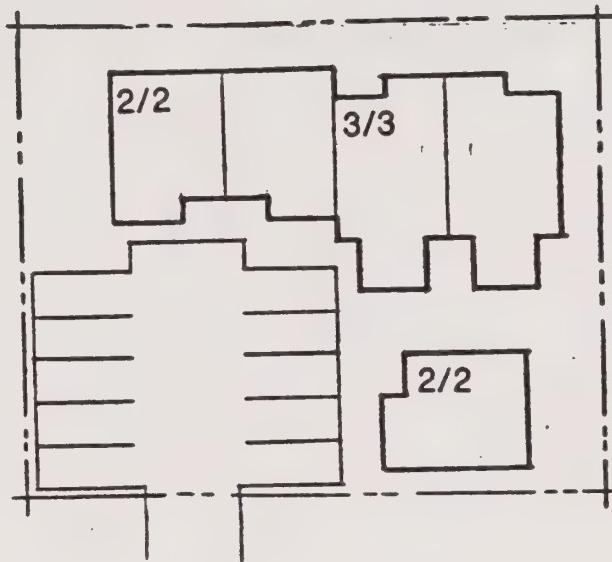
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



NORTH OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.27 acre
 HEIGHT: 2-Story
 UNITS: 6 2-Bedroom Flats (700 sq. ft.)
 4 3-Bedroom Flats (930 sq. ft.)
 PARKING: 10 Open Spaces
 DENSITY: 37 units/acre

ESTIMATED COST: \$435,600

SCHEME 2

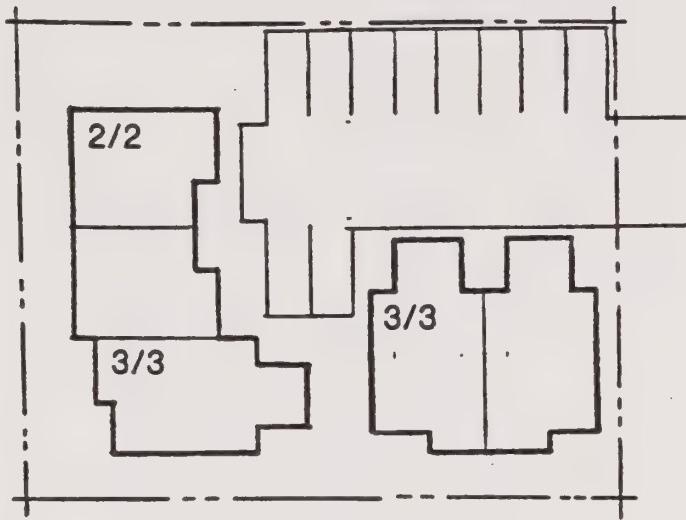
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



NORTH OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.28 acre
 HEIGHT: 2-Story
 UNITS: 4 2-Bedroom Flats (700 sq. ft.)
 6 3-Bedroom Flats (930 sq. ft.)
 PARKING: 10 Open Spaces
 DENSITY: 35.7 units/acre

ESTIMATED COST: \$460,900

SCHEME 2

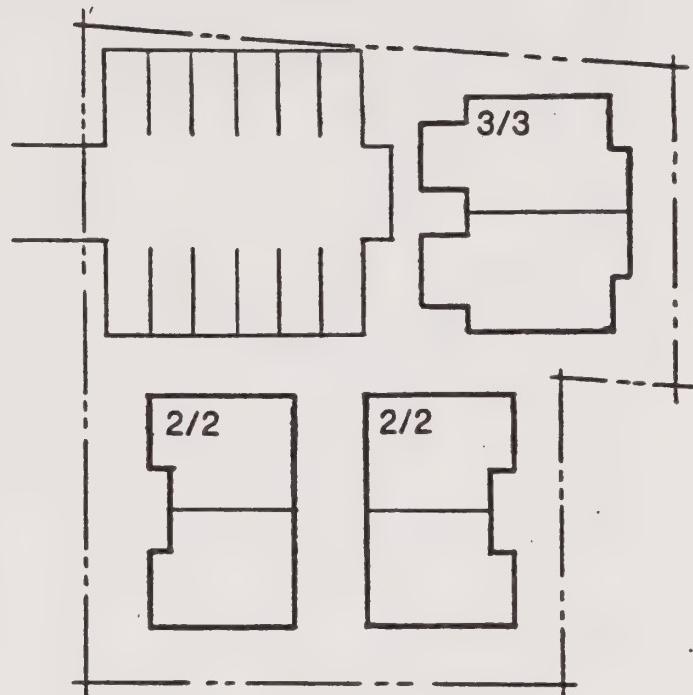
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



NORTH OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.34 acre
HEIGHT: 2-Story
UNITS: 8 2-Bedroom Flats (700 sq. ft.)
 4 3-Bedroom Flats (930 sq. ft.)
PARKING: 12 Open Spaces
DENSITY: 35.3 units/acre

ESTIMATED COST: \$512,600

SCHEME 2

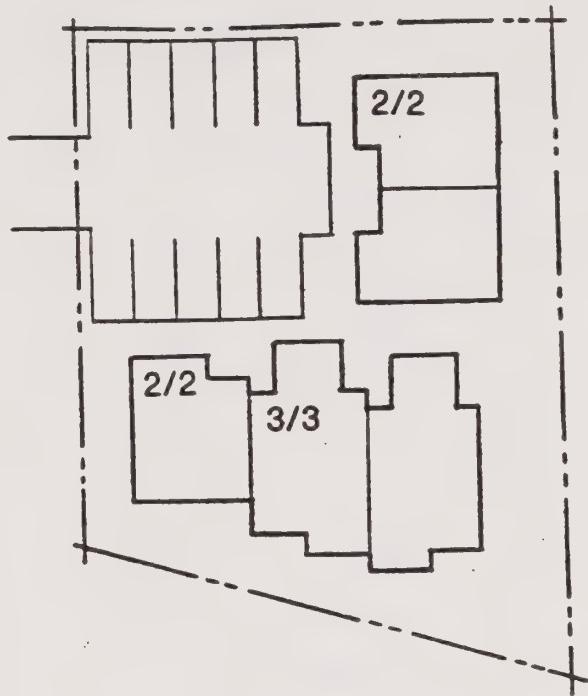
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



NORTH OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.28 acre
 HEIGHT: 2-Story
 UNITS: 6 2-Bedroom Flats (700 sq. ft.)
 4 3-Bedroom Flats (930 sq. ft.)
 PARKING: 10 Open Spaces
 DENSITY: 35.7 units/acre

ESTIMATED COST: \$435,600

SCHEME 2

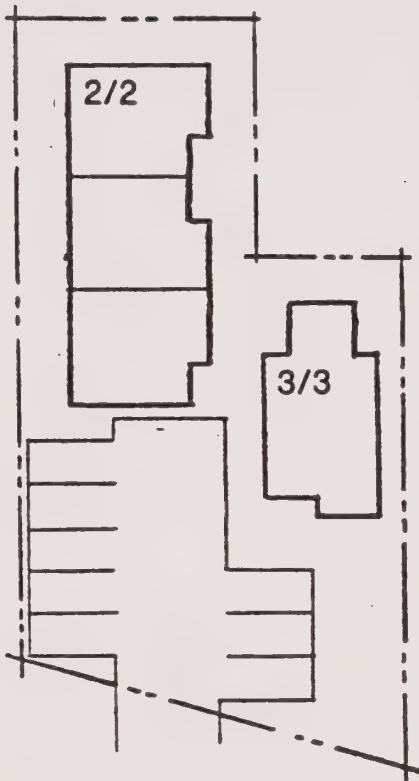
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



NORTH OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.26 acre
 HEIGHT: 2-Story
 UNITS: 6 2-Bedroom Flats (700 sq. ft.)
 2 3-Bedroom Flats (930 sq. ft.)
 PARKING: 8 Open Spaces
 DENSITY: 30.8 units/acre

ESTIMATED COST: \$333,300

SCHEME 2

*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



NORTH OAKLAND
DISTRICT HOUSING STUDY

G

POTENTIAL SITES FOR MULTI-FAMILY
HOUSING DEVELOPMENT

San Antonio District

SITE	ADDRESS	ASSESSORS NUMBER	OWNERSHIP	SITE DESCRIPTION	VICINITY ATTRIBUTES	POTENTIAL CONSTRAINTS/OPPORTUNITIES
A	2586 Foothill & 26th Avenue NE Corner	126-737-7-1	H.A. Prejean	Size: 95 x 100 Square plus triangle of 115 x 150 legs= 119,850 Sq. Ft. Flat topography Vacant Dirt & several small trees	Three Story apartments Cornerstore and Single family on 25th Ave. Foothill bus	
B	E. 14th at 14th Ave.	120-143-7-B-2, 1B-3,9,10	Jalil Abdul & Kalam W & Munaf Abdul Walter J. Siasas	Size: 140-170 x 164-200 = 130,000 Sq. Ft. Flat topography, flat but higher than rest Vacant - Abandoned concrete block wall and metal roof structure on parcel B-2. Open on 14th Ave. side. Wall could be left as retaining wall between high and low areas of block.	Corner market on E. 14th at 13th Ave. & 16th Ave Small commercial, a few multi-family E. 14th bus	Primary commercial surrounding and busy corner. (Northern 1/3 owned by Siasas Gas Station Corp. may be more anxious to given falling gasoline prices
C	Sw Corner E. 12th & 7th Ave	119-33-15-1	J.W./Barbara D. Silveira 499 Eabarcadero Oakland, Ca. 739 E. 12th St. Oakland, Ca. Ralph & Tony Martin 805 Fletcher Ln. Suite 1 Hayward, Ca. 711 E. 12th St. Oakland, Ca.	Size: 150x150 = 22,500 Sq. Ft. Vacant Paved Parking, (empty) Flat topography	Corner markets E. 12th bus Small commercial playground multifamily	Mostly commercial neighborhood
D	1325 - 1347 E. 14th St.	120-116-3&4 120-116-9	Walter J. & Margaret J. Siasas P.O. Box 403 Diablo, Ca. 94528	Size: 113x135-174=17600 Sq.Ft. (75x151-181) = 12000 Sq. Ft.= 129,600 Sq. Ft. Vacant / Grass & Dirt Uneven flat topography Needs grading	Corner market at E. 14th and 13th Ave. Small commercial	Not a residential block
E	2534 E. 14th St. E. 14th opp. 2547	125-710-15-1 and 125-710-16	Martha S. Biritto 6235 Castle Drive, Oakland, Ca. 2530 E. 14th St. Kaur Industries Inc. 2522 E. 14th St. Oakland, Ca.	Size: 15-1: 184 x 150-168 (30,091 Sq. Ft.) 16: 28 x 150 4,200 Sq. Ft. 34,300 Sq. Ft. Abandoned Car wash Flat topography	Easy Market across street - E. 14th bus Between Taco Bell and Dry Cleaners opposite supermarket	Demolition traffic commercial strip

SAN ANTONIO
NEW HOUSING CONSTRUCTION

7/1/1986

SITE	UNIT MIX	ESTIMATED LAND COST	DEVELOP. COSTS	MORTGAGE	SYNDICA. VALUE	SHORT-FALL /UNIT	SHORT-FALL /UNIT	DEVEL. COST /UNIT
A	2-2BR 12-3BR	\$8.50/SQ.FT	943,300	618,400	117,000	207,900	14,846	67,377
B	14-2BR 10-3BR	\$8.50/SQ.FT	1,340,900	873,600	172,700	294,600	12,272	55,872
C	8-2BR 10-3BR	\$8.50/SQ.FT	1,084,900	699,300	136,800	248,800	13,818	60,275
D	12-2BR 12-3BR	\$8.50/SQ.FT	1,369,900	909,000	176,700	284,200	11,842	57,080
E	16-2BR 14-3BR	\$8.50/SQ.FT	1,654,900	1,118,500	216,700	319,700	10,656	55,163
TOTAL	110		6,393,900	3,218,800	819,900	1,355,200		

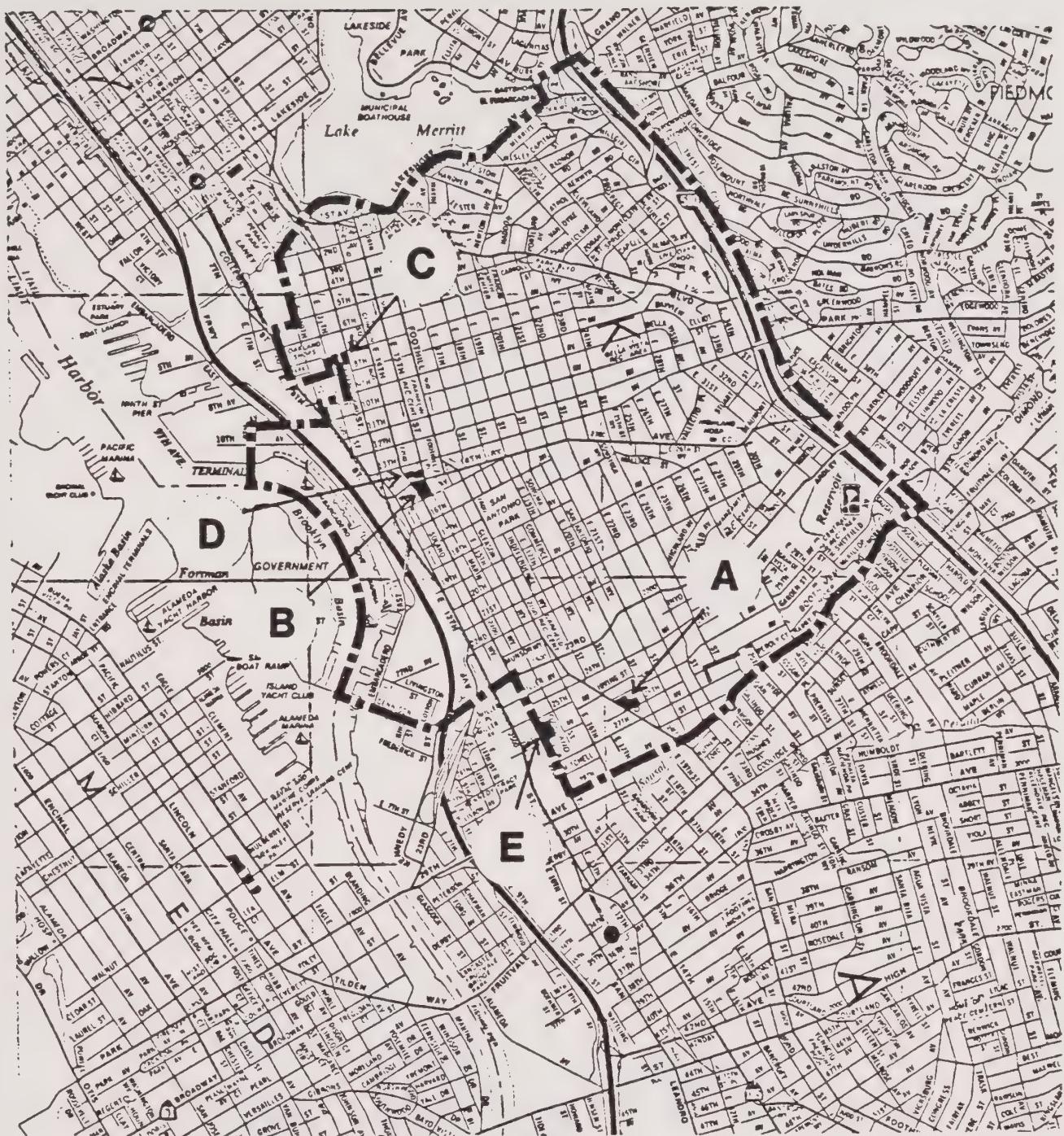


EXHIBIT 4

SITE LOCATIONS

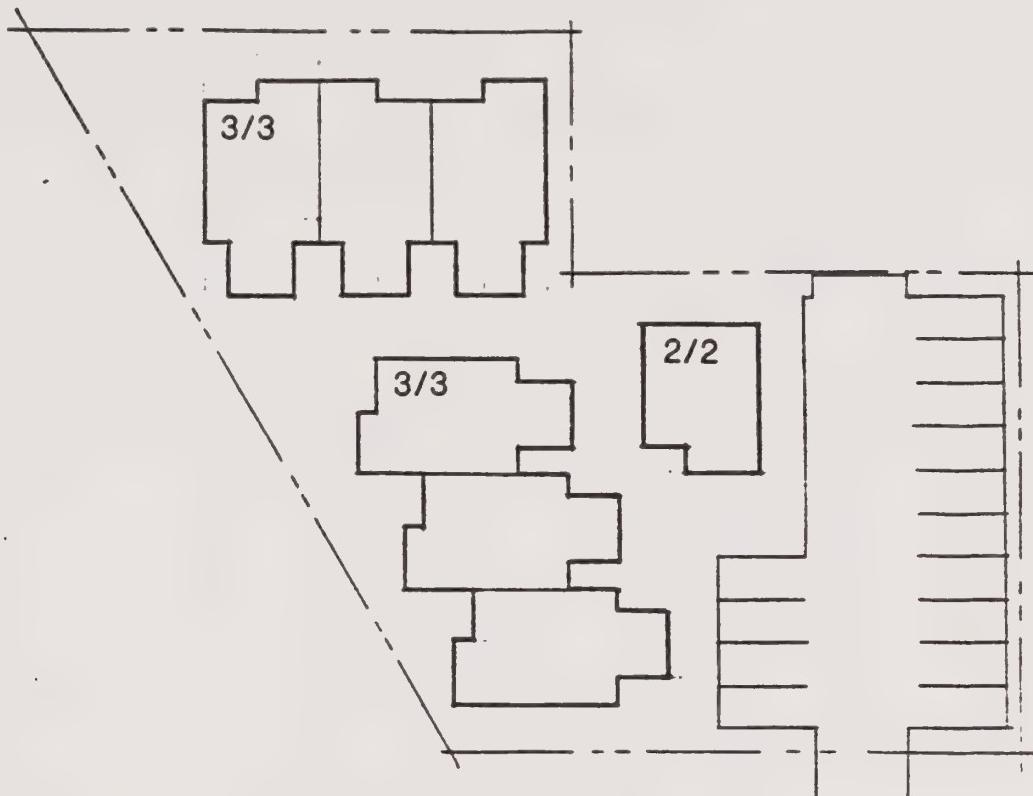
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND™



SAN ANTONIO
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.46 acre
 HEIGHT: 2-Story
 UNITS: 2 2-Bedroom Flats (700 sq. ft.)
 12 3-Bedroom Flats (930 sq. ft.)
 PARKING: 14 Open Spaces
 DENSITY: 30.4 units/acre

ESTIMATED COST: \$690,800

SCHEME 2

*Kurtzman
Kodama*

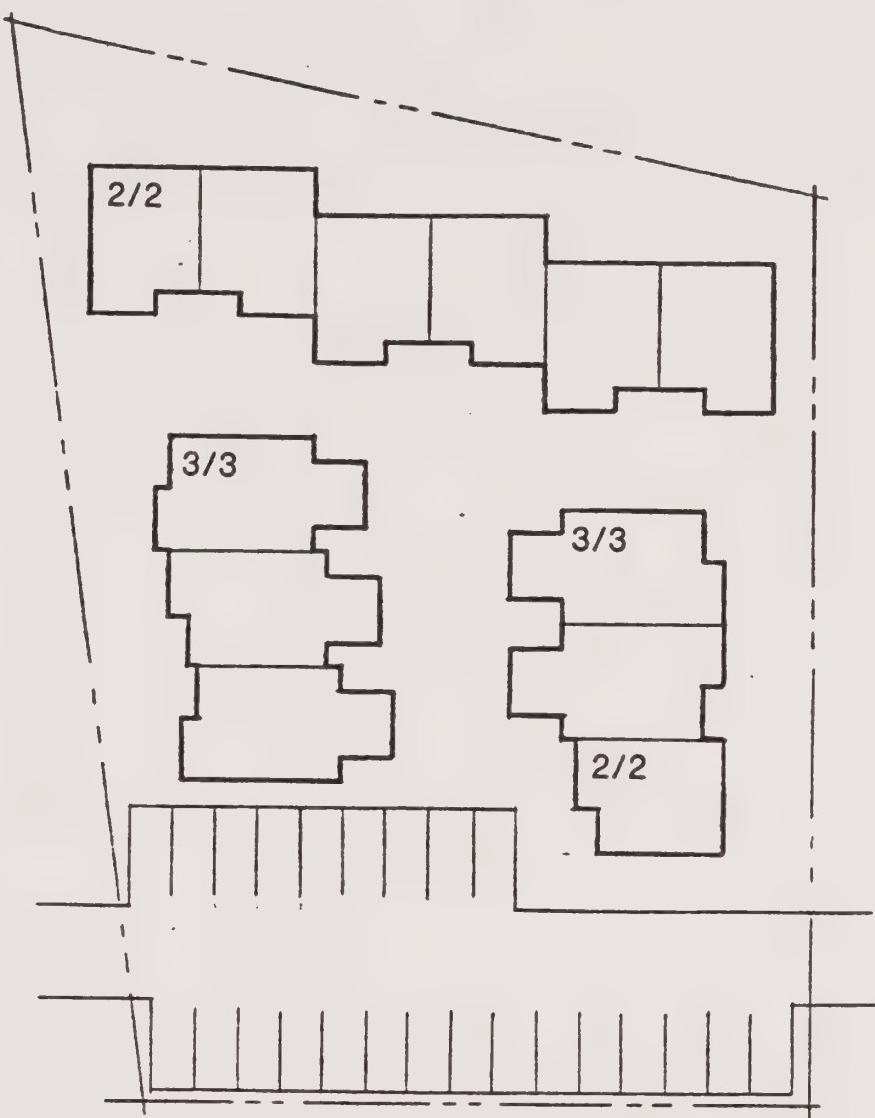
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



SAN ANTONIO
DISTRICT HOUSING STUDY

A



SCHEME 2

SITE: 0.77 acre
 HEIGHT: 2-Story
 UNITS: 14 2-Bedroom Flats (700 sq. ft.)
 10 3-Bedroom Flats (930 sq. ft.)
 PARKING: 24 Open Spaces
 DENSITY: 31.2 units/acre

ESTIMATED COST: \$1,050,500

SCHEME 2

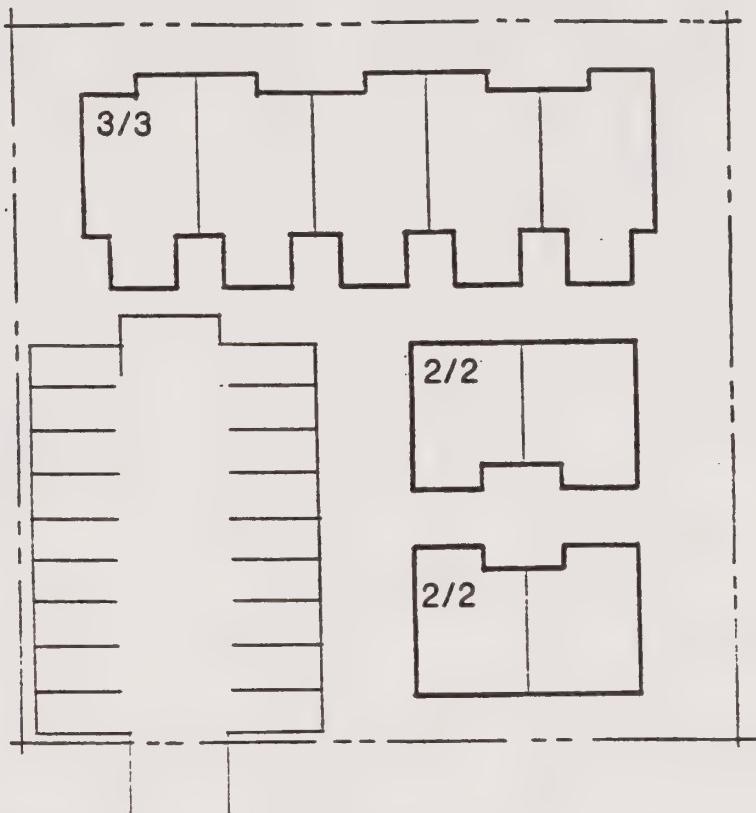
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



SAN ANTONIO
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.52 acre
 HEIGHT: 2-Story
 UNITS: 8 2-Bedroom Flats (700 sq. ft.)
 10 3-Bedroom Flats (930 sq. ft.)
 PARKING: 18 Open Spaces
 DENSITY: 34.6 units/acre

ESTIMATED COST: \$819,500

SCHEME 2

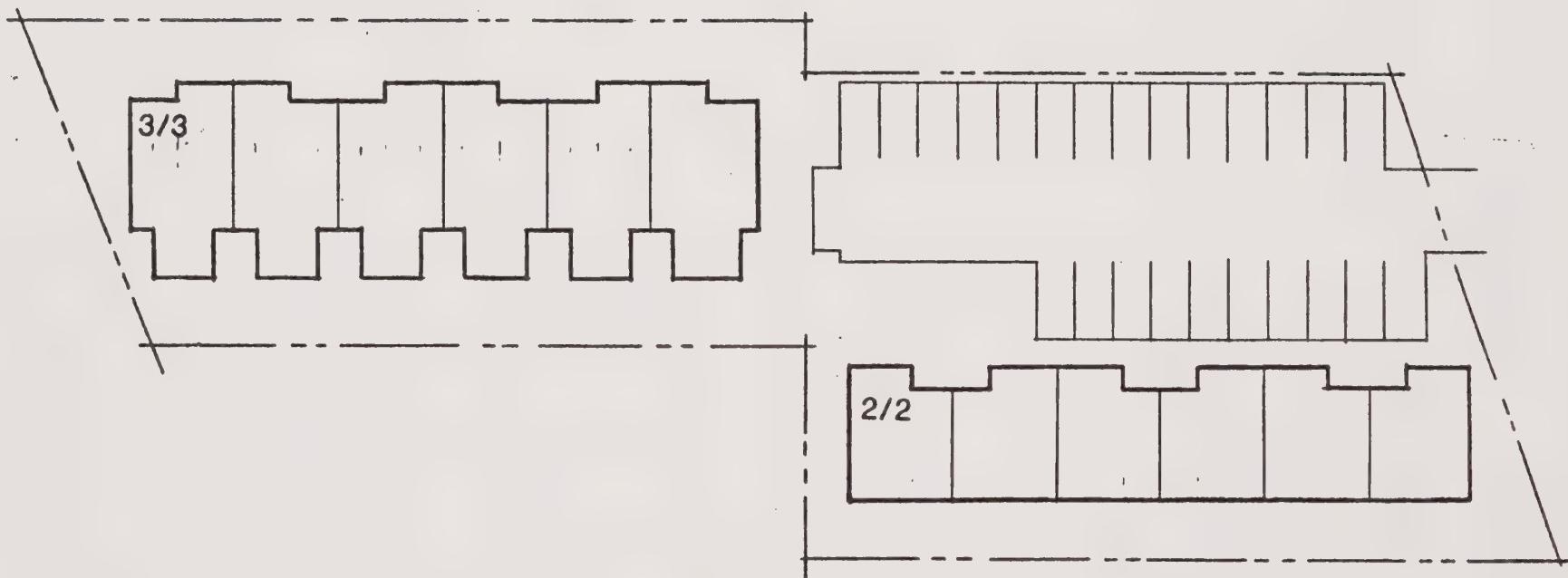
*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND

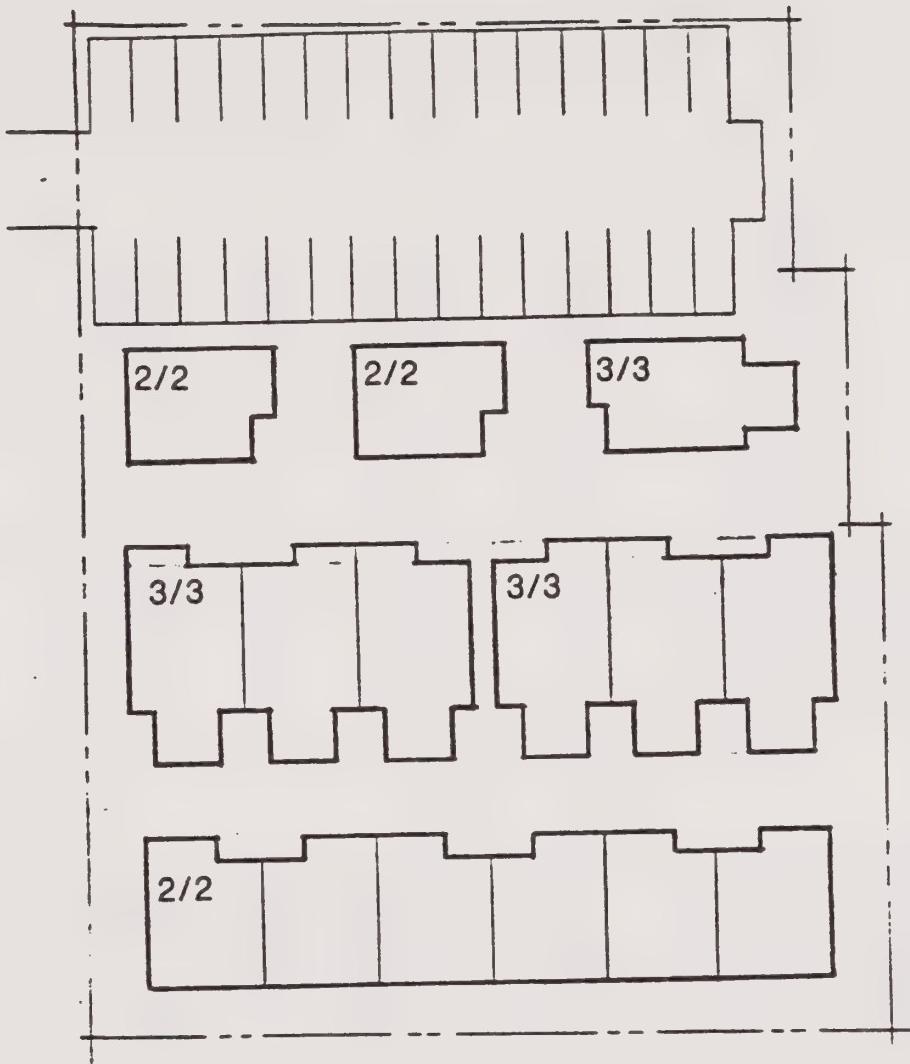


SAN ANTONIO
DISTRICT HOUSING STUDY

SCHEME 2

SITE: 0.69 acre
HEIGHT: 2-Story
UNITS: 12 2-Bedroom Flats (700 sq. ft.)
12 3-Bedroom Flats (930 sq. ft.)
PARKING: 24 Open Spaces
DENSITY: 34.8 units/acre

ESTIMATED COST: \$1,075,800



SCHEME 2

SITE: 0.79 acre
HEIGHT: 2-Story
UNITS: 16 2-Bedroom Flats (700 sq. ft.)
 14 3-Bedroom Flats (930 sq. ft.)
PARKING: 30 Open Spaces
DENSITY: 38 units/acre

ESTIMATED COST: \$1,332,100

SCHEME 2

*Kurtzman
Kodama*

Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



SAN ANTONIO
DISTRICT HOUSING STUDY

POTENTIAL SITES FOR MULTI-FAMILY
HOUSING DEVELOPMENT

West Oakland District

SITE	ADDRESS	ASSESSORS NUMBER	OWNERSHIP	SITE DESCRIPTION	VICINITY ATTRIBUTES	POTENTIAL CONSTRAINTS/OPPORTUNITIES
A	2101 Brush St. (21st to 22nd)	3-35-5 3-35-6 3-35-7	Bekins Van & Storage Co. c/o Controllers Off, 910 Grand Central Ave. Glendale, Ca. 91201 Brannon, Eunice R c/o Eunice Harris 3030 Glynis Dr. Richmond, Ca. 94806	Size: Approx. 150x200 L shape 25,000 Sq. Ft. Vacant Cyclone fenced grass. Cyclone enclosed parking asphalt - Unused on week- day - No sign on it Flat topography	Corner Grocery 17th & West, or on Grand or San Pablo. Grand - San Pablo buses Warehouse & Pkg. across Brush / Small old residential block	Demo asphalt paving Other Bekins property across Brush St. Freeway noise
B	835 San Pablo at 28th	9-692-15-2 9-692-16 9-692-17	Robert J. & Jeanne F. Lovi #30 Truitt Lane Oakland, California 94618 #837 - 28th Street, Oakland, Ca. Sign: John Millar 465-2463	Size: Approx. 100x248 about 22,000 Sq. Ft. Vacant - cyclone fenced storage - Abandoned vehicles Flat topography	Supermarket on 27th San Pablo bus Adj. Fast Food and Multi-family unit opp. Pipe Supply on 28th Small commercial & self storage on San Pablo	Clean up Commercial frontage
C	3352 San Pablo (at 34th St.)	9-723-17 9-723-18 9-723-19	Siamas Walter J. P.O. Box 403 Diablo, Ca.	Size: 111x147-200 about 19,200 Sq. Ft. Vacant Grass Dirt small concrete slab	Adjacent Mini-Market Gas Station On San Pablo - Small commercial (auto parts, service, gas) on 34th Large residential (single & multi-family) San Pablo Bus	Commercial frontage & traffic Siamas gas chain ownership
D	2116-2124 Brush (21-22)	3-23-5-1 3-23-6-1/7-1 8-2/9-2 10-2/11-2	Bekins Company 910 Grand Central Ave. Glendale, California 91201	Size: 216.50x54-121 about 19,000 Sq. Ft. Vacant Dirt, Peerless Stage line buses parked Flat topography	Grand on San Pablo Corner Market West & 17th St. / Btwn 2 ware- house buildings. B80 freeway behind, parking across brush	Commercial Use Location Probably between 2 Bekins warehouses and therefore probably not for sale
E	1160 8th St. Adeline (at 8th)	4-31-4	Yu, Tin W. & Mee F. 310 - 7th St. Oakland, California 94607	Size: approx. 125x151 about 18,300 Sq.Ft. Vacant - Grass Flat topography	Market across 8th 8th St. Bus (West Oakland BART) New project housing Market & Health Center Across 8th	
F	21st btwn Filbert and Linden 2037 Filbert 1015-1043 21st St. 2036 Linden	5-408-39	Lomax, Clarence E. 2228 8th Avenue Oakland, California 94605 Inter Urban Enterprises No Mailing Address on File for this Owner	Size: Approx. 82x150 and 31x100 about 15,500 Sq. Ft. Vacant / Grass Flat topography	18th Chestnut Corner Store or Grand Avenue Grand/Market buses Single/Multi-family residential	Unusable skinny 3,000 Sq.Ft. panhandle
G	3141 Martin Luther King Way (at 31st and at 32nd)	9-714-1 9-714-2 9-714-5	Watkins, Merrill E. 27870 Dolphin Lane Hayward, California 94545 Del Mar Commerce Company P.O. Box 11108, Oakland, California 94611 #3105 M.L. King Jr. Way Oakland, Ca.	Size: 100x120 and 80x115 12,000 and 9,200 Sq. Ft. Vacant (1 and 2) Concrete slabs, billboard (5) Grass Flat topography	Corner Store at 31st. M.L. King bus 2-3 story multi-family (duplex)	Removal of concrete Divided sites too small?

WEST OAKLAND
NEW HOUSING CONSTRUCTION

7/28/86

SITE	UNIT MIX	ESTIMATED LAND COST	DEVELOP. COSTS	MORTGAGE	SYNDICA. VALUE	SHORT-FALL /UNIT	SHORT-FALL /UNIT	DEVEL. COST /UNIT
A	14-2BR 6-3BR	\$8.50/SQ.FT	1,112,300	686,900	140,700	284,700	14,234	55,614
B	16-2BR 4-3BR	\$8.50/SQ.FT	1,083,300	651,700	136,600	295,000	14,751	54,165
C	8-2BR 8-3BR	\$8.50/SQ.FT	970,700	606,000	120,900	243,800	15,237	60,664
D	8-2BR 6-3BR	\$8.50/SQ.FT	856,300	512,600	104,900	238,800	17,061	61,164
E	6-2BR 8-3BR	\$8.50/SQ.FT	885,300	547,900	108,900	228,500	16,323	63,235
F	8-2BR 2-3BR	\$8.50/SQ.FT	627,600	325,800	72,800	229,000	22,899	62,766
G	14-2BR 2-3BR	\$8.50/SQ.FT	883,700	500,200	108,700	274,800	17,176	55,228
TOTAL	110		6,419,200	3,831,100	793,500	1,794,600		



EXHIBIT 6

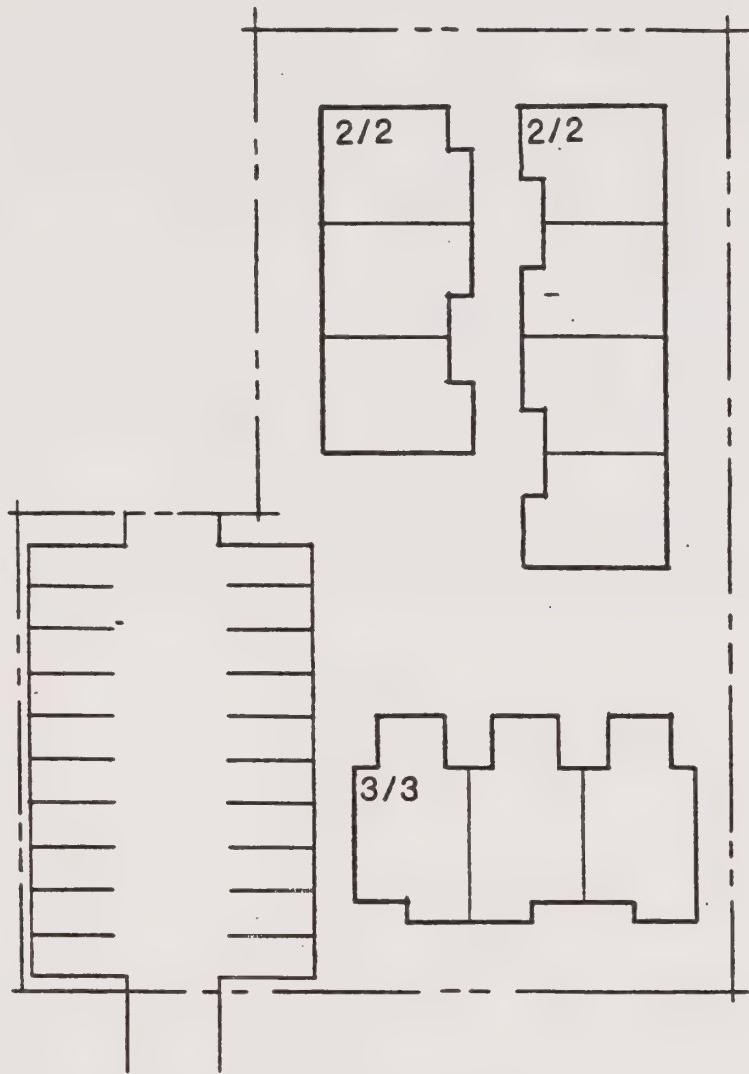
SITE LOCATIONS

Kurtzman
Kalama

Planning
Design
Architecture
Urban Design
Planning
Design
Architecture
Urban Design

CITY OF OAKLAND

WEST OAKLAND
DISTRICT HOUSING STUDY



SCHEME 2

SITE: 0.57 acre
HEIGHT: 2-Story
UNITS: 14 2-Bedroom Flats (700 sq. ft.)
 6 3-Bedroom Flats (930 sq. ft.)
PARKING: 20 Open Spaces
DENSITY: 35.1 units/acre

ESTIMATED COST: \$845,900

SCHEME 2

*Kurtzman
Kodama*

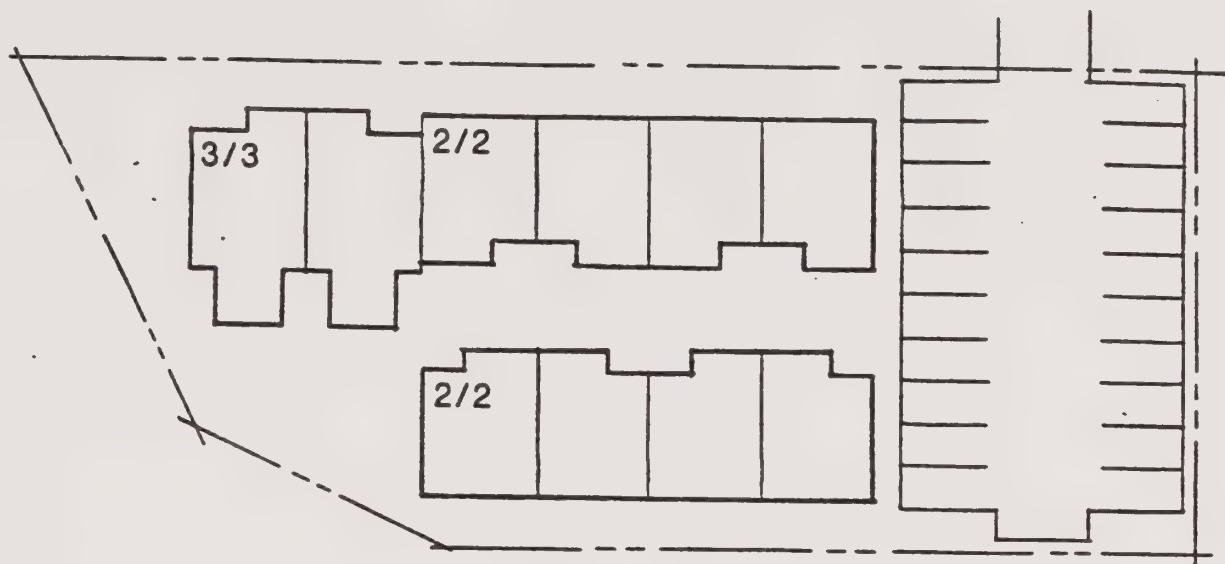
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



WEST OAKLAND
DISTRICT HOUSING STUDY

A



SCHEME 2

SITE: 0.59 acre
 HEIGHT: 2-Story
 UNITS: 16 2-Bedroom Flats (700 sq. ft.)
 4 3-Bedroom Flats (930 sq. ft.)
 PARKING: 20 Open Spaces
 DENSITY: 33.9 units/acre

ESTIMATED COST: \$820,600

SCHEME 2

*Kurtzman
Kodama*

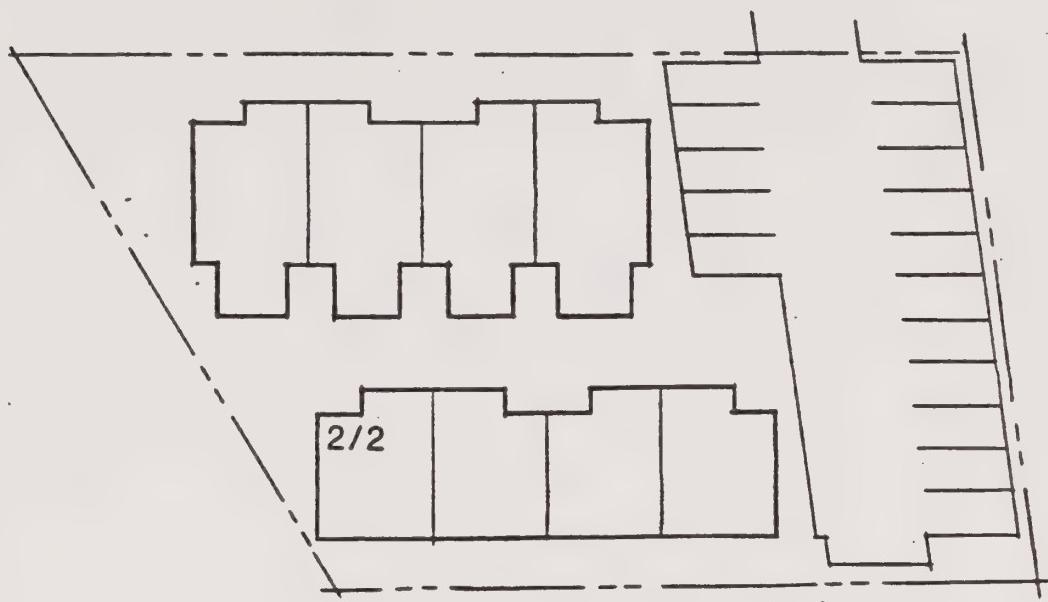
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



WEST OAKLAND
DISTRICT HOUSING STUDY

B



SCHEME 2

SITE: 0.44 acre
 HEIGHT: 2-Story
 UNITS: 8 2-Bedroom Flats (700 sq. ft.)
 8 3-Bedroom Flats (930 sq. ft.)
 PARKING: 16 Open Spaces
 DENSITY: 36.4 units/acre

ESTIMATED COST: \$717,200

SCHEME 2

*Kurtzman
Kodama*

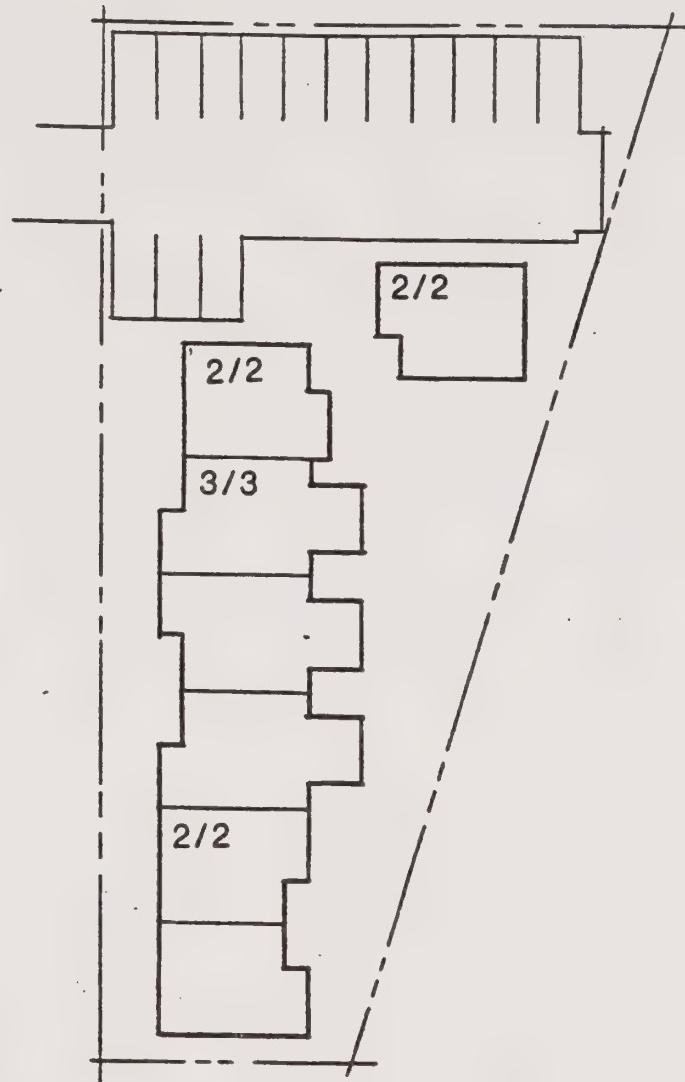
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



WEST OAKLAND
DISTRICT HOUSING STUDY

C



SCHEME 2

SITE: 0.44 acre
HEIGHT: 2-Story
UNITS: 8 2-Bedroom Flats (700 sq. ft.)
 6 3-Bedroom Flats (930 sq. ft.)
PARKING: 14 Open Spaces
DENSITY: 31.8 units/acre

ESTIMATED COST: \$614,900

SCHEME 2

*Kurtzman
Kodama*

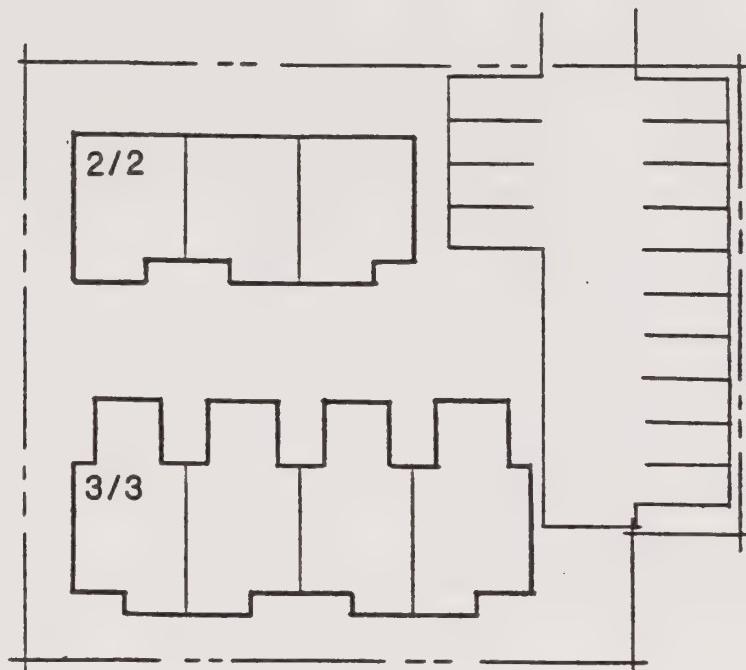
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



WEST OAKLAND
DISTRICT HOUSING STUDY

D



SCHEME 2

SITE: 0.42 acre
 HEIGHT: 2-Story
 UNITS: 6 2-Bedroom Flats (700 sq. ft.)
 8 3-Bedroom Flats (930 sq. ft.)
 PARKING: 14 Open Spaces
 DENSITY: 33.3 units/acre

ESTIMATED COST: \$640,200

SCHEME 2

*Kurtzman
Kodama*

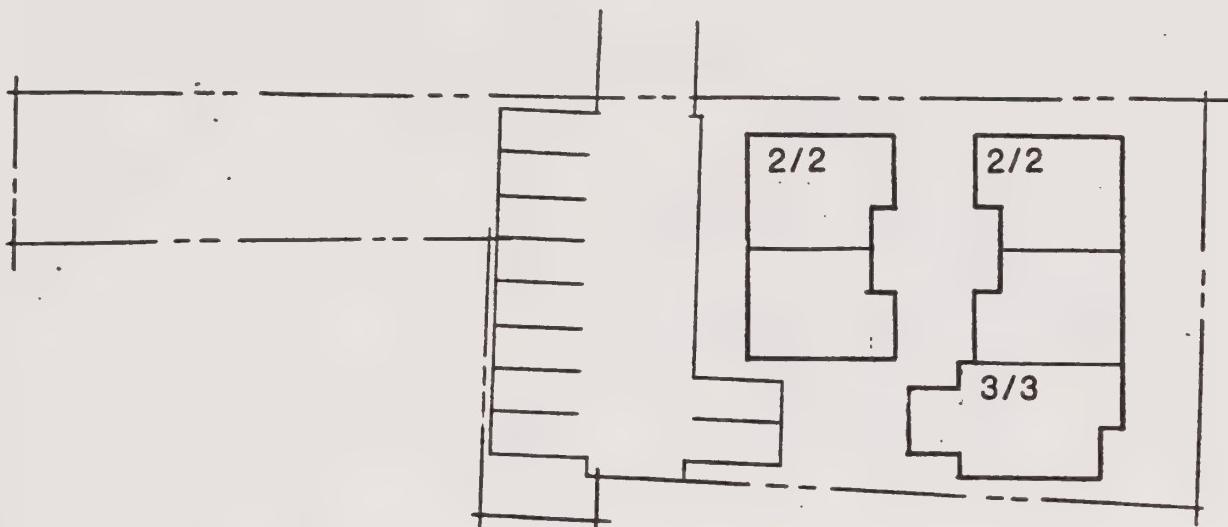
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



WEST OAKLAND
DISTRICT HOUSING STUDY

E



SCHEME 2

SITE: 0.36 acre
HEIGHT: 2-Story
UNITS: 8 2-Bedroom Flats (700 sq. ft.)
 2 3-Bedroom Flats (930 sq. ft.)
PARKING: 10 Open Spaces
DENSITY: 27.8 units/acre

ESTIMATED COST: \$410,300

SCHEME 2

*Kurtzman
Kodama*

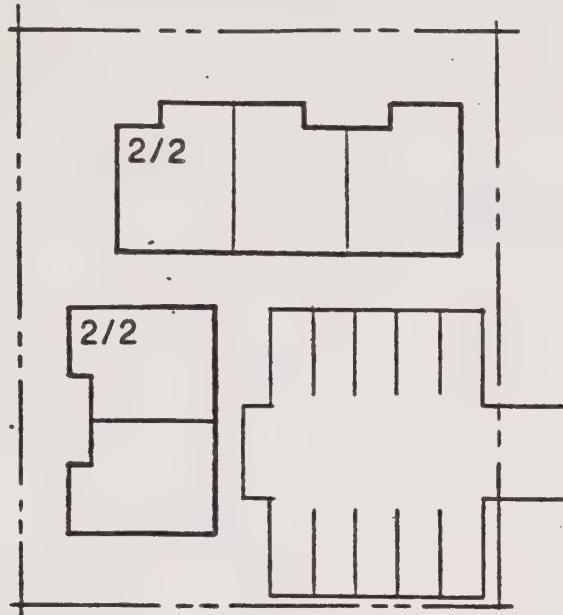
Architects and Planners
2800 Van Ness Avenue
San Francisco 94109
(415) 928-5930

CITY OF OAKLAND



WEST OAKLAND
DISTRICT HOUSING STUDY

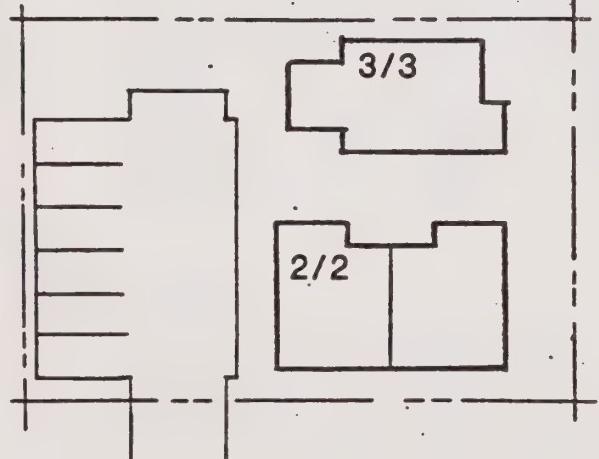
F



SCHEME 2

SITE a: 0.28 acre
 HEIGHT: 2-Story
 UNITS: 10 2-Bedroom Flats
 (700 sq. ft.)
 PARKING: 10 Open Spaces
 DENSITY: 35.7 units/acre

ESTIMATED COST: \$385,000



SITE b: 0.21 acre
 HEIGHT: 2-Story
 UNITS: 4 2-Bedroom Flats
 (700 sq. ft.)
 2 3-Bedroom Flats
 (930 sq. ft.)
 PARKING: 6 Open Spaces
 DENSITY: 21.4 units/acre

ESTIMATED COST: \$256,300

SCHEME 2

*Kurtzman
Kodama*

Architects and Planners
 2800 Van Ness Avenue
 San Francisco 94109
 (415) 928-5930

CITY OF OAKLAND



WEST OAKLAND
DISTRICT HOUSING STUDY

G

ACKNOWLEDGMENTS

OAKLAND CITY COUNCIL

Lionel J. Wilson, Mayor
Frank Ogawa, Vice Mayor
Leo Bazile
Aleta Cannon
Marge Gibson
Carter Gilmore
Mary Moore
Wilson Riles, Jr.
Richard Spees

Henry L. Gardner, City Manager

OFFICE OF COMMUNITY DEVELOPMENT

Antoinette Hewlett, Director
Roy L. Scheweyer, Housing Manager
Steve Belcher, Supervisor
Jeanne Zastera, Housing Development Coordinator
Marcia Nowak, Graphic Artist
Michele Davis, Housing Consultant
Jeffrey Levin, Housing Consultant
Khalilah Moore, ITC
Anne Browning, Intern

CONSULTANTS

Community Economics, Inc.
Affordable Housing Consultants
1904 Franklin Street, Suite 900
Oakland, California 94612

Kurtzman and Kodama
Architects and Planners
2800 Van Ness Avenue
San Francisco, California 94109

U.C. BERKELEY LIBRARIES



C124892417

